Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0892

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of May, 2018

Notary Public
Commission Expires: 12/15/21

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Bill Garrett Davidson County
Batch# 97696 DEEDWARR
05/29/2018 02:34:36 PM 2 pgs
Fees: $13.00 Taxes: $1,257.63
20180529-0051037

Address of New Owner	Send Tax Bills To:	Map & Parcel
Donna L. Rasile 2730 Bobby Avenue Nashville, TN 37216	Townebank Mortgage, ISAOA/ATIMA 600 22nd Street, Suite 300 Virginia Beach, VA 23451	072-08-0-066.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Amanda Dean, Successor Trustee of The Bennett Family 2302 Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael R. Rasile, an unmarried man and
Robert L. Rasile and Donna L. Rasile, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Dalewood, Section I of record in Plat Book 1424, Page 108, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 108 fronts 165 feet on the West side of Stratford Avenue and runs back between lines,185 feet on the North line and 220 feet on the South line to a dead line in the rear on which it measures 168.9 feet.

Being the same property conveyed to The Bennett Family Trust 2302 Stratford "William Daniel Lain" as Trustee of this revocable trust and not personally under the provisions of a trust agreement dated the 25 day of April Two thousand and three, known as Trust Number 2302 by Warranty Deed to Trustee from Joseph P. Bennett of record in Instrument No. 20030506-0060234 Register's Office for Davidson County, Tennessee, dated April 25, 2003 and recorded on May 06, 2003. The said William Daniel Lain having resigned as Trustee and the said Amanda Dean having been appointed Successor Trustee under The Bennett Family Trust 2302 Stratford.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2302 Stratford Ave, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 23~~rd~~ day of May, 2018.

Amanda Dean, Successor Trustee

State of Tennessee
County of ~~Robertson~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Amanda Dean, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Successor Trustee of The Bennett Family 2302 Trust the within named bargainor, and that she as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of May, 2018.

Notary Public

Denese Legieza
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

My commission expires: 7-5-21