WARRANTY DEED

Bill Garrett Davidson County
Batch# 111653 DEEDWARR
07/02/2018 11:58:43 AM 2 pgs
Fees: $13.00 Taxes: $1,011.95

20180702-0063852

R-VIBE-18-498

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-30-19 (AFFIX SEAL)

KIM SEWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Julie Bellinger Brandstetter	Fairway Independent Mtg	
(NAME)	(NAME)	**147-15-0-199.00**
498 Whispering Hills Drive	4201 Marsh Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LYDIA J. BENNETT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JULIE BELLINGER BRANDSTETTER, A MARRIED PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 145 on the Plan of Whispering Hills, Section I of record in Plat Book 2331, Page 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lydia J. Bennett by Warranty deed from Ricky E. Powell and Jane E. Powell of record in Instrument No. 20010502-0045077 Register's Office for Davidson County, Tennessee, dated April 27, 2001 and recorded on May 02, 2001.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 2331, Page (s) 82 through 84, inclusive, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2481, Page 499, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **498 Whispering Hills Drive, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 28th DAY OF JUNE, 2018.

Lydia J. Bennett by [signature] AS ATTORNEY IN FACT
Lydia J. Bennett by Nathan Keith as Attorney in Fact

Jed Burdet by [signature] AS ATTORNEY IN FACT
Jed Burdet by Nathan Keith as Attorney in Fact

Jed Burdet, spouse of Lydia J. Bennett, hereby joins in this conveyance and does transfer and convey any and all marital interest Jed Burdet may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LYDIA J. BENNETT and JED BURDET, and who acknowledged he/she/they executed the same as the free act and deed of the said LYDIA J. BENNETT and JED BURDET.

Witness my hand and official seal, this the 28th of June, 2018.

[signature]
Notary Public
My Commission Expires: 7/5/21
(SEAL)

REGINA BLATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212