Bill Garrett Davidson County
Batch# 114358 DEEDWARR
07/10/2018 11:33:04 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20180710-0066480

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Leonard M. Spadavecchia
Sarah C. Spadavecchia
1072 Brookside Woods Blvd.
Hermitage, TN 37076

SEND TAX BILL TO:
CoreLogic
1 CoreLogic Drive
ATTN: Client Services
DFW-84-F3
Westlake, TX 76262

MAP/PARCEL 075-12-0B-104.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Daryl Bennett, married, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Leonard M. Spadavecchia and wife, Sarah C. Spadavecchia, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Phase Two-Section Five, Brookside Woods, a Planned Unit Development of record in Plat at Instrument No. 20011011-0110735, 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 Daryl Bennett, unmarried by Special Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20130108-0002261 Register's Office for Davidson County, Tennessee, dated December 19, 2012 and recorded on January 08, 2013 and Scrivener' s Affidavit recorded in Instrument No. 20130408-0034388.

Melanie R. Bennett, the spouse of Daryl Bennett, joins in this conveyance to convey any and all right, title, or interest she may have in the above described property by virtue of being the spouse of Daryl Bennett.

This is improved property known as: **1072 Brookside Woods Blvd., Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that

the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

Possession to be given 29th day of June, 2018.

WITNESS MY HAND on this the 29th day of June, 2018

Daryl Bennett

Melanie R. Bennett

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Daryl Bennett and Melanie R. Bennett,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 29th day of June, 2018.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $235,000.00.

AFFIANT

Subscribed and sworn to before me this the 29th day of June, 2018.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY