Return to:
SOUTHERN LAND TITLE
P O BOX 217
NOLENSVILLE, TN 37135

Karen Y Johnson Davidson County
Batch# 151377 DEEDWARR
10/15/2018 11:09:09 AM 2 pgs
Fees: $13.00 Taxes: $111.00

20181015-0101828

#1654

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Joshua J. Kurtz and wife, Alyssa J. Kurtz	(NEW OWNERS)	P/O Map 064-0-50-
121 Commerce Street		Parcel 024.00
Old Hickory, TN 37138		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9227 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **William J. Bennecker and wife, Emma Denise Bennecker,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Joshua J. Kurtz and wife, Alyssa J. Kurtz,** ("The "Grantees"), their heirs and assigns. to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 10, of Block P on the Map of Hadley's Bend City of record in Book 421, page 120, said Register's Office, to which reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to William J. Bennecker and wife, Emma Denise Bennecker by quitclaim deed dated March 20, 2016 from William James Bennecker and wife, Emma Denise Bennecker of record in Instrument No. 20160330-0029694, said Register's Office.

This is the same legal used in previous deed of record.

This conveyance is subject to the following:

1. 2019 Taxes, a lien not yet due and payable.
2. Restrictions of record in Instrument No. 20050404-0036360, said Register's Office.
3. Any and all matters appearing on the Plan of record in Plat Book 421, page 120, said Register's Office.

This is improved property commonly known as **4031 Main Street, Old Hickory, TN 37138.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $30,000.00.

Affiant

Subscribed and sworn to before me this 12th day of October, 2018.

Notary public:
My commission expires: 11/21/2018

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12th day of October, 2018.

William J. Bennecker

Emma Denise Bennecker

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William J. Bennecker and Emma Denise Bennecker** with whom I am personally acquainted or proved to me satisfactory evidence, and who acknowledged THEY executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 12th day of October, 2018.

Notary Public
My Commission Expires: 11/21/2018