# WARRANTY DEED

Karen Johnson Davidson County
Batch# 197815 DEEDWARR
02/22/2019 08:40:39 AM 2 pgs
Fees: $13.00 Taxes: $1,193.25
20190222-0016045

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$322,500.00**.

Affiant

Subscribed and sworn to before me, this the 15th day of February, 2019.

Notary Public

My commission expires:
(AFFIX SEAL)

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

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Anthony M. Bennett**<br>**Christina K. Bennett** | **"NEW OWNER"** | **147-15-0-005.00** |
| **7847 La Cresta Street** | | |
| **Highland, CA 92346** | | |

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

**Family Trust Services, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Anthony M. Bennett and Christina K. Bennett, 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. 468-A on the Revised Plan of a Portion of Whispering Hills, Section II-C, of record in Plat Book 2854, Page 35, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Said Lot No. 468-A front 88.0 feet on the southerly margin of Whispering Hills Drive and extends back 202.1 feet on the easterly line and 192.5 feet on the westerly line to a broken line in the rear, measuring 77.0 feet thereon.**

**BEING the same property conveyed to Family Trust Services, LLC, a Tennessee limited liability company by Warranty Deed dated November 15, 2017, from J. Michael Higgins and wife, Lee-Ann Higgins of record in Instrument No. 20171116-0117685, said Register's Office for Davidson County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

1) **The Plan of record as shown in Plat Book 2854, Page 35, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Restrictive Covenants contained in instrument of record in Book 2797, Page 483, Register's Office for Davidson County, Tennessee. NOTE: Said Restrictions are not applicable to portions thereof that have already expired by time.**

3) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as **563 Whispering Hills Drive, Nashville, TN 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 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-RUDY-19-563

Witness its hand by its duly authorized officer this **15th** day of **February, 2019**.

**Family Trust Services, LLC, a Tennessee limited liability Company**

By: Scott Stephens SOLE MEMBER
**Scott Stephens, Sole Member**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Scott Stephens**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Member** of **Family Trust Services, LLC**, within named bargainor, **a Tennessee limited liability company**, and that he as such **Member**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Tennessee limited liability company** by himself as such **Member.**

Witness my hand and official seal at Nashville, Tennessee, this **15th day** of **February, 2019.**

**Notary Public**

**My Commission Expires:** 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY