This Instrument Prepared by: **Darryl Bennett**

Reference number: _____

P. O. Box 41815
Nashville, Tn 37204

Tax Bills + New Owner
Linda J. Bennett
224 Downeymeade Dr.
Nashville, TN 37214

KNOW ALL MEN BY THESE PRESENTS THAT:

DARRYL BENNETT ~~Linda Bennett,~~ married of 224 Downeymead Drive, (The "Grantor") for and in consideration of 0 dollars do herey bargain, sell, remise, release, quit claim and convey unto LINDA BENNETT ~~Darryl Bennett,~~ married, whose address is 224 Downeymeade Drive, (The "Grantee") the following described real estate located in the county of Davidson, State of Tennessee:

224 Downeymeade Drive, Davidson County, Nashville, Tennessee, 37214

Being lot No. 216 on the plan of Stanford Country Club Estates, Section IV, as of record in book 2900, page 83 and 84, Register's Office for Davidson County, Tennessee, said property being described as follows: Beginning at point in te northwesterly margin of Jenry Drive at the corner of lots No. 215 and 216; thence with the lines between said lots, northwesterly 140 feet to a point; thence northeasterly 108.8 feet to the southwesterly margin of Downeymeade drive; thence with the margin of the same southeasterly 135.42 feet to the beginning of a curve, southerly 38.99 feet to the margin of same southwesterly 95 feet to point of beginning.

Being the same property conveyed to Hollace R. McKinley and Myrna McKinley, by deed of record in instrument No. 20150904-0090314, Register's Office for Davidson County, Tennessee.

In Testimony Thereof The Grantor has executed this instrument this 3rd day of December 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the
22 Day of March, 2019.
_____, Deputy Register

(Seal)

~~LINDA BENNETT~~

DARRYL BENNETT

Karen Johnson Davidson County
Batch# 208659 DEEDQC
03/22/2019 12:20:23 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190322-0026216

Acknowledgement

State of Tennessee

County of Davidson

Garrison D. Warren

GARRISON D. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

WARRANTY DEED

LATRECE MCADOO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to: File # 10384

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Darryl Bennett	Darryl Bennett	08507004700
(NAME)	(NAME)	
224 Downeymeade Dr.	PO Box 41815	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville tn 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Hollace R McKinley and Myrna McKinley,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Darryl Bennett,** Married 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:

Being Lot No. 216 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, Page 83 and 84, Register's Office for Davidson County, Tennessee, said property being described as follows:

Beginning at a point in the northwesterly margin of Jenry Drive at the corner of Lots No. 215 and 216; thence with the lines between said lots, northwesterly 140 feet to a point; thence northeasterly 108.8 feet to the southwesterly margin of Downeymeade Drive; thence with the margin of the same southeasterly 135.42 feet to the beginning of a curve, thence around said curve, southerly 38.99 feet to the margin of same, southwesterly 95 feet the point of beginning.

Being the same property conveyed to Hollace R. McKinley and Myrna McKinley, by deed of record in Instrument No. 20150904-0090314 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 224 Downeymeade Dr., Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160027994 DEEDWARR
Recvd: 04/06/16 13:44 2 pgs
Fees:13.00 Taxes:814.00
[redacted]
20160406-0033050