Karen Johnson Davidson County
Batch# 211152 DEEDWARR
03/28/2019 10:51:39 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20190328-0028038

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

April G. Nichols State of Tennessee Notary Public Williamson County

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2019.

Notary Public
MY COMMISSION EXPIRES: 6-30-2019
File No. G19-4343

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Benjamin A. Bearden (NAME)	NEW OWNER (NAME)	073-13-0-231
2012 Forrest Green Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, I, **Sheryl L. Hooke, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin A. Bearden, an unmarried man,** 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. 146 on the Plan of Henderson Gardens, Section III, of record in Book 3600, Page 27, Register's Office for said County.

Said Lot No. 146 fronts 140 feet on the south side of Forrest Green Drive and extends back between lines 147.9 feet on the east line and 140.46 feet on the west line to a dead line in the rear on which it measures 140.39 feet.

Being the same property conveyed to Sheryl L. Hooke, an unmarried woman by Deed dated July 21, 2006, recorded July 26, 2006, in Instrument Number 20060726-0090156, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 3600, Page 27, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Book 3646, Page 551, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature off Sheryl L. Hooke is signed by her duly appointed Attorney-in-fact Scott Mosley, pursuant to the Power of Attorney recorded in Book _____, page _____, said Register's Office.

*20190328-0028037

This is improved property, known as 2012 Forrest Green Drive, Nashville, TN 37216.

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 we do covenant with 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. Whenever 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 11th day of March, 2019.

Sheryl L Hooke by Scott Mosley her AIF

Sheryl L. Hooke by Scott Mosley, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Scott Mosley, with whom I am personally acquainted, and
therein contained, and who further acknowledged that he is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand, at office, this 11th day of March, 2019.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066