Security Title & Escrow Company, LLC
1517 Hatcher Lane, Ste.A
Columbia, TN 38401

Karen Johnson Davidson County
Batch# 212876 **DEEDWARR**
04/02/2019 10:09:40 AM 2 pgs
Fees: $13.00 Taxes: $703.00
20190402-0029646

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane
Columbia, Tennessee 38402-1431

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Paul Richard Bennett, a single person,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Jarod David Couch, unmarried man,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Located in Davidson County, Tennessee, being Lot 46 of the Hermitage Hills Subdivision, Section 1, of record in Plat Book 2900, Page 48 and 49, Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Paul Richard Bennett and wife, Gertrude Catignani by Warranty Deed dated July 20, 1962 of record in Book 3405, Page 537, Register's Office of Davidson County, Tennessee. The said Gertrude Catignani Bennett now being deceased, as of February 16, 2013, leaving Paul Richard Bennett as the surviving tenant.
>
> Map & Parcel 75-13-0-62
>
> Property Address: 227 Bonnaridge Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **Davidson** County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 1 day of April, 2019.

Paul Richard Bennett
Paul Richard Bennett

STATE OF **TENNESSEE**
COUNTY OF Davidson

Personally appeared before me, the undersigned, **Paul Richard Bennett,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1 day of April, 2019.

My commission expires:
February 28, 2022

Notary Public

STATE OF TENNESSEE – Davidson COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$190,000.00.**

Affiant

Subscribed and sworn to before me, this 1 day of April, 2019.

My commission expires:
February 28, 2022

Notary Public

NEW PROPERTY OWNERS:

Jarod David Couch
227 Bonnaridge Drive
Hermitage, TN 37076

PERSON(S) RESPONSIBLE FOR TAXES:

SAME