premier escrow

BOX 10-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181017975

Karen Johnson Davidson County
Batch# 216687 **DEEDWARR**
04/12/2019 09:03:46 AM 2 pgs
Fees: $13.00 Taxes: $2,053.50

20190412-0033425

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $555,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of April, 2019.

Notary Public
My Commission Expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires August 30, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Franklin Lee Bennet and Janice Felty Bennett 5545 Cottonport Drive Brentwood TN 37027	New Owner	Tax Parcel ID No. 171-08-0A-114.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vickie C. Tomlinson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Franklin Lee Bennett and Janice Felty Bennett, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Cottonport Plantation, Phase II of record in Plat Book 6900, Page 950, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Vickie C. Tomlinson by Warranty deed from Radnor Homes, Inc. of record in Book 8421, page 178, Register's Office for Davidson County, Tennessee, dated August 07, 1991 and recorded on August 15, 1991.

E. Wayne Tomlinson joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Vickie C. Tomlinson.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 950, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7637, Page 925, and Book 8313, Page 932, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of Cottonport Plantation of record in Book 7637, Page 966, as amended in Book 10775, page 37, in the Register's Office for Davidson County, Tennessee.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Charter of Cottonport Plantation Homeowner's Association of record in Book 7621, Page 600 amended in Book 7981, page 971, in the Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 7430, Page 784, Book 7565, Page 57, Book 7824, Page 254, and Book 7897, page 576, in the Register's Office for Davidson County, Tennessee.

Agreement of record in Book 7350, Page 137, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 8486, Page 332, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 5545 Cottonport Drive Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of April, 2019.

Vickie C. Tomlinson

E. Wayne Tomlinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Vickie C. Tomlinson and E. Wayne Tomlinson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of April, 2019.

Notary Public

My Commission Expires: _____

