BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 269631 DEEDWARR
08/12/2019 08:44:56 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20190812-0079776

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 DAY OF August, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather A. Flynn	Churchill Mortgage Corporation	
(NAME)	(NAME)	
393 Barrywood Drive	761 Old Hickory Blvd., Ste. 400	146-12-160.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **EMILY BENNETT, SUCCESSOR TRUSTEE OF THE BENNETT JOINT REVOCABLE LIVING TRUST U/A/D FEBRUARY 8, 2001**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HEATHER A. FLYNN, UNMARRIED,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 467 on the Map of Section Six, Crieve Hall Estates, as of record in Book 2331, Pages 1 and 2, Register's Office for said County.

Said Lot No. 467 fronts 90 feet on the Southerly Side of Barrywood Drive, and runs back between lines, 254.3 feet on the Westerly line and 248.2 feet on the Easterly line, to a dead line in the rear on which it measures 91 feet.

Being the same property conveyed to Charles W. Bennett and wife, Florence O. Bennett, Trustees of the Bennett Joint Revocable Living Trust U/A/D Feb 08 2001 by Quitclaim Deed from Charles W. Bennett, and Florence O. Bennett, Individually, recorded on the 21st day of February, 2001 in Instrument No. 20010221-0016375, in the Register's Office of Davidson County, Tennessee. Charles W. Bennett died on December 20, 2018 and Florence O. Bennett resigned as Trustee. Emily Bennett is the Successor Trustee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 393 Barrywood Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 30
NASHVILLE, TN 37215

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. 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.

Witness my hand this 9 day of August, 2019

BENNETT JOINT REVOCABLE LIVING TRUST U/A/D FEBRUARY 8, 2001

BY: Emily Bennett

EMILY BENNETT, SUCCESSOR TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Emily Bennett with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Successor Trustee of the Bennett Joint Revocable Living Trust U/A/D February 8, 2001, and who further acknowledged she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 9 day of August, 2019.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires MAR 8, 2021

Notary Public