THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190922623**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $489,900.00. Affiant Subscribed and sworn to before me, this 22nd day of October, 2019. Notary Public My Commission Expires:

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

Karen Johnson Davidson County
Batch# 306742 DEEDWARR
10/28/2019 09:53:59 AM 2 pgs
Fees: $13.00 Taxes: $1,812.63
20191028-0110116

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph M. Whelan and Jerri H. Whelan 717 W Meade Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 115 07 0 090.00

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, **Harvey E Bennett and Kathryn G Bennett, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph M. Whelan and Jerri H. Whelan, 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:

Being Lot No. 346 on the Plan of WEST MEADE FARMS INC., SECTION "M", as of record in Book 2133, Page 107, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Harvey E. Bennett and wife, Kathryn G. Bennett, by Warranty Deed from Christopher L. Parker and wife, Patricia L. Parker, of record in Book 8564, Page 474, in the Register's Office of Davidson County, Tennessee, dated February 28, 1992 and recorded March 3, 1992.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE FARMS INC., SECTION "M", as recorded in Plat Book 2133, Page(s) 107.

This is improved property located at 717 W Meade Drive Nashville TN 37205

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 22nd day of October, 2019.

Harvey E Bennett

Kathryn G Bennett by Harvey E Bennett, Attorney In Fact
BY: Harvey E Bennett, Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harvey E Bennett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Kathryn G Bennett and that he is authorized by Kathryn G Bennett to execute this instrument on her behalf.

Witness my hand, at office, this 22nd day of October, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022