THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **399,000.00**.

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF APRIL, 2020.

Robin S. Edwards
Notary Public

MY COMMISSION EXPIRES: 3/25/2023

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheila G. Bennett	F & M Bank	MAP 187-05-0A-
1100 Frewin Street	P.O. Box 451	PARCEL 074.00-CO
Nolensville, TN 37135	Clarksville, TN 37041	
(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, **Christopher J. Todd and Lauren Earn, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sheila G. Bennett, unmarried woman**

HEREINAFTER CALLED THE GRANTEE, HER 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. 74, as shown on the plan of Final Plat of Burkitt Springs, Phase Two, of record as Instrument No. 20150205-0011089, 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 Christopher J. Todd and Lauren Earn, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160615-0060626 Register's Office for Davidson County, Tennessee, dated June 13, 2016 and recorded on June 15, 2016. Lauren Earn is also known as Lauren Anquinette Earn.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2020 and subsequent years; (2) Subject to all matters shown on the Plan of record in Plat at Instrument No. 20150205-0011089; (3) the Covenants, Conditions and Restrictions of record in Instrument Number 20140110-0002949 and supplemented Phase 2 in Instrument No. 20150908-0091208 and as amended by Second Supplement of record at Instrument No. 20150908-0091208; (4) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130514-0048379; (6) Subject to rights of others in and to the common areas and/or elements; (7) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1100 Frewin Street, Nolensville, TN 37135.**

Karen Johnson Davidson County
Batch# 383472 DEEDWARR
04/09/2020 09:35:57 AM 2 pgs
Fees: $13.00 Taxes: $1,476.30

20200409-0037441

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 our hands this the 8th day of April, 2020.

Christopher J. Todd by R. L. Moore, Attorney-in-Fact

Lauren Earn by R. L. Moore, 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, the within named **R. L. Moore** 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 on behalf of **Christopher J. Todd and Lauren Earn**, as their Attorney in Fact, as the free act and deed of the within named **Christopher J. Todd and Lauren Earn.**.

Witness my hand and official seal this the 8th day of April, 2020.

My Commission expires 1-8-24

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE