BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 422481 DEEDWARR
06/22/2020 11:11:40 AM 2 pgs
Fees: $13.00 Taxes: $20,627.50

20200622-0066502

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF June, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

RETURN TO:
~~PREMIER ESCROW, LLC~~
~~300~~ HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 372[illegible]

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard A. Bennett and Cassie Bennett	**SAME**	
(NAME)	(NAME)	
874 S. Curtiswood Lane		132-10-0-034.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, I, **GREGORY P. CICOTTE, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD A. BENNETT AND CASSIE BENNETT, HUSBAND AND WIFE,** 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:

LAND in Nashville, City of Oak Hill, Davidson County, Tennessee, being part of Lots 6 and 7 on the Map of Glen Leven, property of John Thompson, of record in Plat Map Book 2, Page 161, Chancery Court for Davidson County, Tennessee, and being par particularly described as follows:

BEGINNING at an iron rod set at the intersection of the easterly right-of-way line of Curtiswood Lane, 50 feet in width, and the southerly property line of the property of R. G. rooms, et ux, of record in Deed Book 3431, Page 500, Register's Office for Davidson County, Tennessee; thence leaving the easterly right-of-way line of Curtiswood Lane with the southerly property line of R. G. Grooms, et ux, south 83 deg 35' 13" east 579.32 feet to an existing iron rod at a corner common with the property of Raymond L. Danner, et ux, of record in Deed Book 5545, Page 889, Register's office for Davidson County, Tennessee; thence with the westerly property line of Raymond L. Danner, et ux, south 21 deg. 57' 14" east, 149.49 feet to an existing iron rod; thence south 53 deg. 43' 09" east 119.38 feet to an existing iron bar at a corner common with the property of the State of Tennessee Governors Mansion of record in Deed Book 1680, Page 56, said Register's Office; thence with the northerly property line of the State of Tennessee Governors Mansion, south 69 deg. 30' 00" west, 271.16 feet to an existing iron bar; thence south 73 deg. 42' 50" west 349.83 feet to an existing iron bar in the easterly right-of-way line of said Curtiswood Lane; thence with the easterly right-of-way line of Curtiswood Lane, north 16 deg. 27' 55" west, 487.04 feet to the point of BEGINNING, containing 205,169 square feet (4.710 acres), more or less.

Being the same property conveyed to Gregory P. Cicotte, unmarried, by Warranty Deed from Jeffrey Mobley, Trustee of the 874 S. Curtiswood Lane Trust dated December 12, 2011, of record in Instrument Number 20150508-0042391, Register's Office for Davidson County, Tennessee. Gregory P. Cicotte has since married.

Ann Cicotte joins in executing this deed to convey any marital interest she may have in said property.

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 874 S. Curtiswood Lane, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 18th day of June, 2020

GREGORY P. CICOTTE

ANN CICOTTE

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 Gregory P. Cicotte and Ann Cicotte, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of June, 2020.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

Notary Public