Davidson County DEEDWARR
Recvd: 01/30/04 12:52 2pgs
Fees:13.00 Taxes:1091.50

20040130-0011781

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of January, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Arnold	Robert Arnold	MAP 116-3
117 Kenner Avenue	117 Kenner Avenue	PARCEL 88
Nashville, Tennessee 37205	Nashville, TN 37205	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety Five Thousand dollars and Zero cents ($295,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Scott S. Tune and wife, Elizabeth S. Tune, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert Arnold and wife, Judith Lee Arnold and Ryan Arnold and wife, Shannon Arnold, 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.

BEING the southerly ½ of Lot No. 76 on the Plan of Kenner-Manor Land Co.'s Second Subdivision of The Kenner Tract as shown on plat of record in Plat Book 421, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more particular description.

BEING the same property conveyed to Scott S. Tune and wife, Elizabeth S. Tune, by deed from M. Shane Brewer and Thomas G. Meek, both unmarried, of record in Book 9340, page 71, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 117 Kenner Avenue, Nashville, TN 37205

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 our hands this 28th day of January, 2004.

Scott S. Tune

Elizabeth S. Tune

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Scott S. Tune and Elizabeth S. Tune, the bargainors, 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 at Nashville, Tennessee this 28th day of January, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

