WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,500.00

Amanda Minor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2005.

Lori C. Warren
Notary Public

MY COMMISSION EXPIRES: 6-3-06
(AFFIX SEAL)

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracey Johnson Alderdice	Churchill Mortgage Corp.	147-6-156
(NAME)	(NAME)	
4921 Darlington Drive	761 Old Hickory Blvd #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/23/05 14:26 2 pgs
Fees:13.00 Taxes:641.95
20050523-0057938

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, MaryBeth Arnold f/k/a Mary Elizabeth Cline and Larry Arnold, Wife and Husband, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tracey Johnson Alderdice and Jimmy Lynn Alderdice Jr., Wife and Husband, 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 Davidson County, Tennessee, being all of Lot No. 97 on the Plan of CALDWELL COUNTRY ESTATES, Section II, according to survey and plat of same appearing of record in Plat Book 2663, Page 128, Register's Office for said County, being more particularly described as follows:

BEGINNING at a point in the northerly margin of Timberdale Court at the corner of Lot Nos. 97 and 98; thence with the line between said lots, northerly 145.1 feet to a point; thence eastwardly 103.1 feet to a point in the westerly margin of Darlington Drive; thence with the margin of same, southwardly 127.94 feet to the beginning of a curve; thence around said curve in a southwesterly direction, 39.27 feet to a point in the northerly margin of Timberdale Court; thence with the margin of same, westwardly 80 feet to the point of beginning.

Being the same property conveyed to Mary Elizabeth Cline, by Warranty Deed from Ferrell T. Somerville dated June 27, 1994, of record in Book 9392, Page 944, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Larry Arnold, joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 4921 Darlington Drive, Nashville, TN 37211

(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 12th day of May, 2005.

MaryBeth Arnold f/k/a Mary Elizabeth Cline

Larry Arnold

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 MaryBeth Arnold f/k/a Mary Elizabeth Cline and Larry Arnold, 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 12th day of May, 2005.

Commission expires: May 28, 2006

Beth Triplett Notary Public

