WARRANTY DEED

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

State of Tennessee)
County of Davidson)

05-05-020-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of May, 2005

Notary Public

My Commission Expires: ~~03/31/07~~ 1-26-08 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JAMES ROBERT ARNOLD AND MARGARET E. ARNOLD	OWNR	129-6
(NAME) 6624 Clearbrook Drive	(NAME)	42.00
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **PETER WEISS AND WIFE CAROL Z. WEISS**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES ROBERT ARNOLD AND WIFE, MARGARET E. ARNOLD**, hereinafter called the Grantee(s), 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 Lot No. 116, on the Plan of West Meade Park, Section One, as of record in Book 2900, pages 103 and 104, Register's Office for said County.

SAID Lot No. 116 fronts 117 feet on the westerly side of Clearbrook Drive and extends back between lines, 292 feet on the southerly line and 322.1 feet on the northerly line, to a dead line in the rear, measuring 188 feet thereon.

BEING the same property conveyed to PETER WEISS and wife, CAROL Z. WEISS, by Deed from C. LES ADAMS, JR., of record in Book 4886, page 303 Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 06/06/05 15:31 2 pgs
Fees:13.00 Taxes:1343.10
20050606-0064483

BEING unimproved ☐
Improved ☒ property known as: 6624 Clearbrook Drive, Nashville, TN, 37205.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 31st day of May, 2005.

PETER WEISS

CAROL Z. WEISS

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 **PETER WEISS AND WIFE CAROL Z. WEISS**, the bargainor(s), 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 Brentwood, Tennessee, this 31st day of May, 2005.

My Commission Expires: 03/31/07

Notary Public

