Davidson County DEEDWARR
Recvd: 05/03/06 10:25 2 pgs
Fees:13.00 Taxes:828.80

20060503-0051038

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of April, 2006.

Notary Public

My Commission Expires: 10/10/09

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
BRICE D. ARNDT AND WIFE, KRISTINE L. ARNDT

346 Regent Street
Camp Hill, PA 17011

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

104-08-06-005.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HARRY DALE AND WIFE, CAROLE DALE** hereinafter referred to as Grantors, hereby transfers and conveys to **BRICE D. ARNDT AND WIFE, KRISTINE L. ARNDT,** hereinafter referred to as 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 Unit No 5 on the Plan of Peabody Square Condominium as of record in Book 6250, page 177, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Harry Dale and wife, Carole Dale by warranty deed from Richard I. King of record in Instrument #20020708-0081730, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 6250, page 177, Register's Office of said County.

Master deed and By-Laws of record in Book 6404, page 545 and amended in Book 6527, page 254, Register's Office for said County.

Charter of record in Book 6537, page 454, Register's Office for said County.

By-Laws amended in Book 6648, page 635 and Book 6653, page 897, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1609 Horton Ave., Nashville, TN 37212.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 26th day of April, 2006.

Harry Dale

Carole Dale

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 Harry Dale and Carole Dale the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of April, 2006.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

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