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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/03/06 11:26 2 pgs
Fees:13.00 Taxes:506.90

20060503-0051142

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/25/06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glynn Herman Arnold	Glynn Herman Arnold	72-7-8
(NAME)	(NAME)	
1201 Kirkland Avenue	1201 Kirkland Avenue	
(ADDRESS)	(ADDRESS)	
Hendersonville, Tennessee 37075	Nashville, TN 37216	
(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, WE, Charles P. Daniels and wife, Sherry Daniels, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Glynn Herman 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:

Land in Davidson County, Tennessee, being the westerly 75 feet of Lot No. 33 on the Plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for said County.

Said part of Lot No. 33 fronts 75 feet on the northerly side of Kirkland Avenue and runs back between parallel lines, with the easterly margin of Katherine Street, 189.75 feet to a dead line.

Being the same property conveyed to Charles P. Daniels and wife, Sherry Daniels, by deed of record in Book 6377, Page 721, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Charles P. Daniels by Sherry Daniels as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. X, in the Register's Office for Davidson County, Tennessee.

*20060503-0051141

unimproved ☒

This is improved ☐ property, known as 1201 Kirkland Avenue, Nashville, TN 37216

(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 our hands this 1st day of May. 2006.

Charles P. Daniels by Sherry Daniels, his attorney in fact

Charles P. Daniels by Sherry Daniels his attorney in fact

Sherry Daniels

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 Sherry Daniels with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

On this the 1st day of May, 2006, before me personally appeared Sherry. Daniels, the person who executed the foregoing instrument on behalf of Charles P. Daniels and who acknowledged that she executed the same as the free act and deed of the said Charles P. Daniels, through Power of Attorney granted she by the said Charles P. Daniels.

Witness my hand and official seal at Nashville, Tennessee this 1st day of May, 2006.

Commission expires:

LaTrece McAdoo

Notary Public

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006