WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: February 22, 2010.

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. MY COMMISSION EXPIRES FEB 22 2007

Davidson County DEEDWARR
Recvd: 08/07/06 13:54 2 pgs
Fees:13.00 Taxes:259.00

20060807-0096575

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3735 N Mt Juliet Rd

STE 202

Mt Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly S. Arndt	SAME	69-16-115
(NAME)	(NAME)	
1816 Elizabeth Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, Sallie Kathleen Hudgens, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Beverly S. Arndt, an unmarried woman, 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 a triangular strip out of the southwest corner of Lot. No. 8 and all of Lot No. 28 except a triangular strip out of the northeast corner on the map of Ashton's Subdivision of the L. Lewis Farm at Bordeaux, Tennessee, as of record in Book 421, page 19, Register's Office for said County, described together as follows:

Beginning on the southeasterly margin of Elizabeth Avenue, at a point 188.4 feet southwest of the southwesterly margin of the New Hydes Ferry Pike; thence with said Avenue, southwestwardly 77 feet to the corner of Lot Nos. 27 and 28; thence with the line between said two lots, southeastwardly 200 feet to the common corner of Lot Nos. 27, 28, 29, and 30; thence with the line between Lot Nos. 28 and 29, northeastwardly 76 feet to a point 25.4 feet southwest of the most southerly corner of Lot No. 7; thence northwestwardly 200 feet, more or less, to the beginning.

Being the same property conveyed to Sallie Kathleen Hudgens, by deed of record in Book 7360, Page 382. Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 1816 Elizabeth Rd., Nashville, TN 37218

(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 3rd day of August, 2006.

Sallie Kathleen Hudgens

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sallie Kathleen Hudgens 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.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of August, 2006.

Commission expires: February 22, 2010

Notary Public

