File No. 260900331

WARRANTY DEED

BOX 50-B
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN MY COMMISSION EXP.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,870.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: April 12, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 09/27/06 13:33 2 pgs
Fees:13.00 Taxes:491.62
20060927-0119632

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Arp	Andrew Arp	95-5-B-100
(NAME) 2120 Lebanon Pike 108	(NAME) Same	
(ADDRESS) Nashville, TN 37210	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Donna Collard, an unmarried woman Jason L. Spencer, and Wife, Rachel Lynn Spencer**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Arp, and Wife, Crystal Arp**, 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:

Being Unit No. 108, on the Master Deed of Easthaven Townhomes as of record in Instrument No. 0010806-0083543, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jason Spencer, and Wife, Rachel Spencer, and Donna Collard by Quit Claim Deed from Donna Collard, an unmarried Woman of record in Instrument No. 200403220032159, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2120 Lebanon Pike 108, Nashville, TN 37210
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 22nd day of September, 2006.

Rachel Lynn Spencer

Donna Collard

Jason L. Spencer

STATE OF TENNESSEE

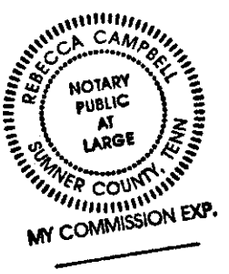
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Donna Collard, an unmarried woman Jason L. Spencer, and Wife, Rachel Lynn Spencer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 22nd day of September, 2006.

Commission expires: April 12, 2008

Rebecca Campbell — Notary Public



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Cumberland Title
505 E. Main Street
Hendersonville, TN 37075