WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Wilson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,700.00 (Affiant) SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF **January, 2007** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/26/07 11:31 2 pgs
Fees:13.00 Taxes:350.39
20070126-0010942

THE STATE OF RECORD
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
EXPIRES 03/05/10

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl T. Farley	**SAME**	**69-16 115.00**
(NAME) **1816 Elizabeth Road**	(NAME)	
(ADDRESS) **Nashville,TN 37218**	(ADDRESS)	
(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, **Beverly S. Arndt, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carl T. Farley, an unmarried individual**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, 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 BY WARRANTY DEED FROM SALLIE KATHLEEN HUDGENS, UNMARRIED TO BEVERLY S. ARNDT, AN UNMARRIED WOMAN AS RECORDED ON THE 7TH DAY OF AUGUST, 2006 IN INSTRUMENT NO. 20060807-0096575 AND WARRANTY DEED FROM NANNIE JONES, A WIDOW TO SALLIE KATHLEEN HUDGENS AS RECORDED ON THE 23RD DAY OF SEPTEMBER, 1987 IN BOOK 7360, PAGE 382, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1816 Elizabeth Road, 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **24th** day of **January, 2007**.

Beverly S. Arndt

STATE OF Tennessee

COUNTY OF Wilson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Beverly S. Arndt**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Mount Juliet, Tennessee, this 1/24/2007.

NOTARY

MY COMMISSION EXPIRES:

SHEILA McCORD
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
EXPIRES 03/03/2007