WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$1.00~~ $50.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF October, 2009.

Notary Public

MY COMMISSION EXPIRES: 9-8-~~09~~ 2013

(AFFIX SEAL)

GREGORY LEE FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 1815 Division Street, Suite 203, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia A. Arthur	SAME	075-08-0-194.00
(NAME)	(NAME)	
805 Luxemburg Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ~~ONE DOLLAR~~ Fifty Dollars, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CAROL A. CONATSER, A WIDOW** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICIA A. ARTHUR, MARRIED,** 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:

See Attached Exhibit A

BILL GARRETT, Davidson County
Trans:T20090073824 DEEDWARR
Recvd: 10/30/09 08:58 3 pgs
Fees:17.00 Taxes:0.00
20091030-0100134

This is: Improved property, known as 805 Luxemburg Drive Hermitage, TN 37076
(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 23 day of October, 2009.

Carol A. Conatser
Carol A. Conatser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **Carol A. Conatser,** 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this 23 day of October, 2009.



Notary Public

My Commission Expires:
9.8.13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared _____, 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 foregoing instrument on behalf of _____ and who acknowledged that he/she/they executed the same as the free act and deed of _____for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this

_____
Notary Public

My Commission Expires:

Exhibit "A"

Land in Davidson County, Tennessee, being Lot(s) No. 160, as shown on the map entitled the Plan of Highlands of Tulip Grove, Section 3, of record in Plat Book 4675, page 140, 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 MAGGIEDEAN G. ARTHUR, 1/2 INTEREST AND PATRICIA A. ARTHUR, 1/4 INTEREST AND CAROL A. CONATSER, 1/4 INTEREST, AS TENANTS IN COMMON; A RIGHT OF SURVIVORSHIP EXISTS FROM MAGGIEDEAN G. ARTHUR'S 1/2 INTEREST TO HER DAUGHTERS, CAROL A. CONATSER 1/4 INTEREST AND PATRICIA A. ARTHUR 1/4 INTEREST, by deed from CAROL A. CONATSER, A WIDOW, of record in Instrument No. 20060623-0075041, dated June 22, 2006, said Register's Office.