BILL GARRETT, Davidson County
Trans:T20100038183 DEEDWARR
Recvd: 06/23/10 09:17 2 pgs
Fees:13.00 Taxes:1713.10

20100623-0048914

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $463,000.00

Lura Brady
Affiant

Subscribed and sworn to before me, this 21ST DAY OF JUNE, 2010.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
11-7-11

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DEVON ARNOLD and wife, and RACHEL ARNOLD	SAME as new Owner	
	(NAME)	
2668 Morgan Road		015-00-0-286
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARK S. BROWNELL and wife, and DEBORAH L. BROWNELL, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DEVON ARNOLD and wife, and RACHEL ARNOLD, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON FINAL PLAT OF SALCEDO S SUBDIVISION OF RECORD IN INSTRUMENT NO. 20040506-0051885, AND AMENDED IN INSTRUMENT NO. 20060515-0056620, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO MARK S. BROWNELL AND WIFE, DEBORAH L. BROWNELL, BY DEED FROM ZENAROSA C. SALCEDO AND HUSBAND, PEPITO Y. SALCEDO, OF RECORD AS INSTRUMENT NO. 20051121-0140495, DATED NOVEMBER 18, 2005, SAID REGISTER'S OFFICE. ALSO BY SCRIVENERS AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20100623-0048913, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 2668 Morgan Road, Joelton, TN 37080
(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/our hand(s) this 21st day of June, 2010.

WARRANTY DEED
(Continued)

MARK S. BROWNELL

DEBORAH L. BROWNELL

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK S. BROWNELL AND DEBORAH L. BROWNELL, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of June, 2010.

Notary Public

My Commission Expires: 11/07/2011

(SEAL)



RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072