BILL GARRETT, Davidson County
Trans:T20110060032 DEEDWARR
Recvd: 09/27/11 14:40 2 pgs
Fees:13.00 Taxes:391.83
20110927-0074860

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,900.00

Denise Arnell

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF Sept, 2011.

Notary Public

MY COMMISSION EXPIRES: 9-18-12

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
DENISE ARNELL	New Owner	058-11-0/040.00
(NAME)	(NAME)	
108 LUNN CIRCLE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, PINKY ANN NOBLE-BRITTON AND HUSBAND JAMES BRITTON, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DENISE ARNELL, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 37 ON THE PLAN OF ROYAL HILLS, SECTION 1, OF RECORD IN BOOK 4675, PAGE 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYD TO PINKY ANN NOBLE-BRITTON BY WARRANTY DEED FROM CLYDE E. THOMPSON, RECORDED ON OCTOBER 23, 1995 IN BOOK 9834, PAGE 805, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 108 LUNN CIRCLE, NASHVILLE, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 22nd day of Sept., 2011.

PINKY ANN NOBLE-BRITTON

JAMES BRITTON

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, PINKY ANN NOBLE-BRITTON AND JAMES BRITTON, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 22nd day of Sept., 2011.

NOTARY PUBLIC
My commission expires: 9/18/12

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY