Return to:
BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110068498 DEEDWARR
Recvd: 11/01/11 14:21 2 pgs
Fees: 13.00 Taxes: 721.50
20111101-0084997

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of October, 2011
Notary Public
MY COMMISSION EXPIRES: 10-14-2013
(AFFIX SEAL)

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David H Arnholter	Same/New Owner	143020B03300CO
(NAME)	(NAME)	
772 Harpeth Trace Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **J. Kevin Wilkins and wife, Jennifer Wilkins**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David H Arnholter**, 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:

Land in Davidson County, Tennessee, being Unit No. 33 on the Revised Plan of Treetops at Harpeth Trace, of record in Book 6250, page 455, 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 John K. Wilkins by deed from Elizabeth A. Marquardt Spinelli and Joyce A. Marquardt dated 1/31/08 filed for record on 2/5/08 in Instrument No. 200802050012107, Register's Office of Davidson County, Tennessee. By quitclaim deed dated 5/19/09 of record in Instrument No. 200906120054763, said Register's Office, Ellen W. Wilkins conveyed whatever interest she may have had in subject property to J. Kevin Wilkins, being one and the same person as John K. Wilkins.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 772 Harpeth Trace Drive, Nashville, TN 37221

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, has 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 **27th** day of **October, 2011**

J. Kevin Wilkins

Jennifer Wilkins

Jennifer Wilkins

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **J. Kevin Wilkins and Jennifer Wilkins**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that ~~she/he~~/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **27th** day of **October, 2011**

Notary Public

My commission expires: 11-4-2013

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013