BILL GARRETT, Davidson County
Trans:T20120007931 DEEDWARR
Recvd: 02/02/12 08:34 2 pgs
Fees:13.00 Taxes:351.50
20120202-0009316

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00
Kathleen S Meadows
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF Jan, 2012.
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
KATHLEEN S. MEADOWS	New Owner	043-11-0/103.00
(NAME)	(NAME)	
1821 Latimer Lane		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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, ARNOLD HOOD AND WIFE, LADONNA HOOD, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHLEEN S. MEADOWS, 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 THE SOUTHERLY 50 FEET OF LOT NO. 103 ON THE UNRECORDED PLAN OF TRACT 1 AND 13 OF THE ANDERSON ESTATES, SAID TRACT BEING A PART OF A RECORDED PLAN OF THE ANDERSON ESTATES, OF RECORD IN BOOK 1130, PAGE 37, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SAID PART OF SAID LOT DESCRIBED ACCORDING TO A SURVEY MADE BY ANDERSON AND GEE, SURVEYORS, DATED AUGUST 5, 1964, AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY MARGIN OF MCARTHUR DRIVE 662.08 FEET NORTHERLY FROM A CONCRETE MONUMENT AT THE N.W. CORNER OF MCARTHUR DRIVE AND OLD HICKORY BOULEVARD, SAID POINT BEING THE COMMON CORNER OF LOTS 102 AND 103 OF SAID SUBDIVISION; THENCE WESTERLY WITH THE DIVIDING LINE BETWEEN LOTS NUMBERS 103 AND 103, 159.5 FEET TO A POINT; THENCE NORTH 4 DEGREES, 50 MINUTES EAST 50 FEET TO A POINT; THENCE EASTWARDLY PARALLEL WITH THE DIVIDING LINE BETWEEN LOTS NOS. 102 AND 103, 157 FEET, MORE OR LESS, TO A POINT ON THE WEST MARGIN OF MCARTHUR DRIVE; THENCE SOUTHERLY WITH THE WESTERLY MARGIN OF MCARTHUR DRIVE, 50 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ARNOLD HOOD AND LADONNA HOOD BY WARRANTY DEED FROM CHRISTIAN PROPERTIES, INC. RECORDED ON DECEMBER 7, 2004 IN INSTRUMENT NO. 20041207-0145846, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 115 MCARTHUR DRIVE #1, MADISON, TN 37115.

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 30th day of Jan., 2012.

Arnold Hood By: Ladonna Hood AIF

ARNOLD HOOD
BY: LADONNA HOOD, ATTORNEY IN FACT

Ladonna Hood

LADONNA HOOD

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, LADONNA HOOD, individually and as Attorney in Fact for ARNOLD HOOD 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 30th day of Jan, 2012.

NOTARY PUBLIC
My commission expires: 9-18-12

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY