(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120013936 DEEDWARR
Recvd: 02/27/12 10:33 2 pgs
Fees:13.00 Taxes:880.60
20120227-0016593

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF FEBRUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: 05-06-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason E. Arbogast **Michelle E. Arbogast**	Pinnacle National Bank	14709005000
(NAME) **5036 Marchant Drive**	(NAME) 150 3rd Avenue, So., Suite 900	14709004900
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Philip H. Wehby and spouse, Ruth Piatz Wehby**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason E. Arbogast and wife, Michelle E. Arbogast**, 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:

TRACT I: (14709005000)
Being Lot No. 96 on the Plan of Crievewood Subdivision of record in Plat Book 2331, page 99 and certificate of correction in Book 2495, page 441, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

TRACT II: (14709004900)
A reserved strip in the rear of Lots 96 and 97, Crievewood Subdivision fronting 5.2 feet on the north side of Barrywood Drive and running back 195.3 feet along the west line of State of Tennessee property and 147.5 feet along the east line of Lot 96 and 78 feet along the southeasterly line of Lot 97.

Being the same property conveyed to Philip H. Wehby and spouse, Ruth Piatz Wehby by deed from Alan R. Owen and spouse, Brenda K. Owen of record in Instrument No. 20030612-0081579, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **5036 Marchant Drive, Nashville, TN 37211**

(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 23rd day of February, 2012.

Philip H. Wehby

Ruth Piatz Wehby

Ruth Piatz Wehby

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philip H. Wehby and spouse, Ruth Piatz Wehby, the bargainors, 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 at Nashville, Tennessee this 23RD DAY OF FEBRUARY, 2012.

Commission expires: 3.3.14



My Commission Expires MAR. 3, 2014

Notary Public