WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/12 14:30 3 pgs
Fees:18.00 Taxes:1021.63
20120301-0018180

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$276,117.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 29th day of February, 2012

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

HAL E. WILSON, III NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Robert L. St. Arnauld	SAME	098-13-0C-031.00CO
805 Seven Points Cove		
Hermitage, TN 37076		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Danielle Dubetz and Marcia Millican** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robert L. St. Arnauld and Cathy A. St. Arnauld, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 148 on the plan of Phase One, the Meadows of Seven Points, of record in Book 11700, pages 18, 19 and 20, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Danielle Dubetz and Marcia Millican, as joint tenants with right of survivorship, by deed from Shellie Wallace, as Successor Trustee and Angela Boyd, as Co-Trustee, on August 22, 2011, of record in Instrument Number 20110826-0066252, Register's Office for Davidson County, Tennessee. And further conveyed to Danielle Dubetz and Marcia Millican, as joint tenants with right of survivorship by Quitclaim Deed of record in Instrument Number 20111005-0077237, said Register's Office.

Grantors warrant that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 11700, page 18, 19 and 20, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11670, page 822, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument Number 20000322-0028986, Register's Office for Davidson County, Tennessee.
- Master Deedo f record in Book 11670, page 837, Register's Office for Davidson County, Tennessee.

This is improved property known as: **805 Seven Points Cove, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 29, 2012.

Danielle Dubetz

Marcia Millican by Danielle Dubetz as Attorney in Fact
Marcia Millican

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Danielle Dubetz** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 29, 2012

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Danielle Dubetz, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Marcia Millican, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Marcia Millican, the bargainor(s), by the said Danielle Dubetz,as Attorney-in-Fact.

WITNESS my hand and seal, this 29th day of February, 2012.

My Commission Expires: 7/6/15

NOTARY PUBLIC

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY