BILL GARRETT, Davidson County
Trans:T20120069088 DEEDWARR
Recvd: 09/13/12 14:50 2 pgs
Fees:13.00 Taxes:475.45

20120913-0083329

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$128,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **31st** DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-8-14
(AFFIX SEAL)

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Arnold		**090120204.00**
And		
Nichele Arnold	Magna Bank	
(NAME)	(NAME)	
629 Westboro Drive	6525 Quail Hollow Rd # 300	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Memphis TN 38120	
(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, **Merlyn Catron**, married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Arnold and Nichele Arnold, husband and wife**, 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 Lot No. 1 on the Plan of Charlotte Park, Section 2-A, as of record in Plat Book 4300, Page 202, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Merlyn Catron by deed dated May 23, 2012 from Eric Sox of record in Instrument No. 20120524-0044938, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Eric Sox by deed dated May 14, 2012 from Steve Michaels of record in Instrument No. 20120522-0044363 and 20120523-0044896. Being the same property conveyed to Steve Michaels by Trustee's Deed of record in Instrument No. 20120522-0044362 and being the same property conveyed to Charles Sonn and Gwinda Gail Sonn by deed recorded on October 6, 1986 in Book 7001, Page 48, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☒ property, known as **629 Westboro Drive, Nashville, TN 37209**

(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 my hand this 31st day of August, 2012.

Merlyn Catron

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Merlyn Catron** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2012.

Commission expires: May 6, 2013

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public