BILL GARRETT, Davidson County
Trans:T20120075698 DEEDWARR
Recvd: 10/05/12 10:35 2 pgs
Fees:13.00 Taxes:978.65

20121005-0091371

JANE GRAZER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $264,500.00 Affiant Subscribed and sworn to before me, this 26th day of September, 2012. Notary Public My commission expires: 8/16/14

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sean DeWitt	**New Owner**	**Map\Parcel: 147-06-0-155.00**
4919 Darlington Drive		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Jennifer Sussman Arrowsmith, and Kevin Arrowsmith, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sean DeWitt, an unmarried man

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. 239 on the Plan of Section Four, Caldwell Country Estates, of record in Plat Book 2854, Page 101, Regsiter's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jennifer Sussman, unmarried and Kevin Arrowsmith, wife and husband, with tenancy in common with right of survivorship, by Warranty Deed from Michael P. Bonner and wife, Kari Ann Bonner, of record in Instrument No. 20100415-0028407, dated April 12, 2010, Register's Office for Davidson County, Tennessee. Jennifer Sussman having since married and is now known as Jennifer Sussman Arrowsmith.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 2854, Page 101, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 3075, Page 32, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4919 Darlington Drive, Nashville, TN 37211.

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 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/our hand(s) this 26th day of September, 2012.

Jennifer Sussman Arrowsmith

Jennifer Sussman Arrowsmith

Kevin Arrowsmith by:
Jennifer Sussman Arrowsmith, Attorney-in-Fact

Kevin Arrowsmith
By: Jennifer Sussman Arrowsmith, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Jennifer Sussman Arrowsmith, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of September, 2012.

Notary Public

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 9-5-16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jennifer Sussman Arrowsmith with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Kevin Arrowsmith for the purposes therein contained, and who further proved to me that he/she is the Attorney in Fact for Kevin Arrowsmith and is authorized by Kevin Arrowsmith to execute this instrument on his/her behalf.

Witness my hand, at office, this 26th day of September, 2012.

Notary Public

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 9-5-16

File #: **120915DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027