BILL GARRETT, Davidson County
Trans:T20120083518 DEEDWARR
Recvd: 11/01/12 15:19 3 pgs
Fees:18.00 Taxes:555.00

20121101-0100705

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
697094 WARD
Natalie Riesberg

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Mary Ann Arnold	(NAME) same	14715014400
(STREET ADDRESS OR ROUTE NUMBER) P.O. Box 127, 404 Poinsett	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Marked Tree, Arkansas 72365	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Kerry A. Ward and George William Ward, wife and husband have this day bargained and sold, and do hereby transfer and convey unto the said Mary Ann Arnold the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of Davidson County, Tennessee.

STATE OF
COUNTY OF Williamson The actual consideration or value whichever is greater, for this transfer is $ 150,000.00

Affiant Mary Ann Arnold

Subscribed and sworn to before me this the 30th day of October, 2012.

Notary Public _____

My commission expires: 11/10/17 (Affix Seal)

K. THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

This is unimproved ( ), known as 543 Highcrest Drive, Nashville, TN 37211
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 27th day of September, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kerry A. Ward

George William Ward

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Bennett R. Lieberman, a Notary Public in and for said County and State, Kerry A. Ward, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2012.

Bennett R. Lieberman
Notary Public
My Commission Expires:

(This area for official notarial seal)

MY COMMISSION EXPIRES ON
NOVEMBER 16, 2013.

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Bennett R. Lieberman, a Notary Public in and for said County and State, George William Ward, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2012.

Bennett R. Lieberman
Notary Public
My Commission Expires:

(This area for official notarial seal)

MY COMMISSION EXPIRES ON
NOVEMBER 16, 2013.

File No.: 15954

EXHIBIT A

Being Lot No. 65 on the Plan of Whispering Hills Subdivision, Section I, as of record in Book 2331, Pages 82, 83, and 84, Register's Office for said County.

Said Lot No. 65 fronts 113 feet on the south side of Highcrest Drive and runs back 166.7 feet on the west line and 257 feet on the east line to a dead line, which is a broken line, on which it measures 175.2 feet.

Being the same property conveyed to George William Ward, by deed of record in Instrument No. 20080229-0020355, Register's Office for Davidson County, Tennessee. George W. Ward being one and the same as George William Ward.

Kerry A Ward joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property and/or which might be asserted against the trustee, beneficiary, mortgagee, or their assigns in enforcing any rights.