BILL GARRETT, Davidson County
Trans:T20120090272 DEEDWARR
Recvd: 11/27/12 13:50 3 pgs
Fees:18.00 Taxes:1505.90
20121127-0108834

This instrument was prepared by:
KEENE W. BARTLEY
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Stephen Matthews	Same	131-6-H-12
820 Cherry Laurel Court		
Nashville, TN 37215		7DA93177

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $407,000.00.

Affiant

Sworn to and subscribed before me this the 27 day of November, 2012.

Notary Public

My Commission Expires: 5/3/16

FOR AND IN CONSIDERATION OF the sum of Four Hundred Seven Thousand Dollars ($407,000.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Ashley N. Arnold, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto Stephen Matthews, hereinafter referred to as Grantee, his successors 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 more particularly described as follows:

BEING Lot No. 90 on the Plan of Phase 1, Village of Cherry Glen, as of record in Plat Book 9700, page 66, Register's Office for said Davidson County, Tennessee to which plan reference is hereby made for more complete description.

Being the same property conveyed to Robert E. Arnold and Ashley P. Norton, both unmarried, as joint tenants, with the right of survivorship, said Robert E. Arnold having subsequently died, by deed from Cherry Glen Partners, L.P. a Tennessee limited partnership of record in Book 10695, page 223 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in

1. Book 9882, page 739; Book 6571, page 522, as amended in Book 6778, page 536 and Book 9882, page 733;
2. Charters of record in Book 9983, page 930, Book 6517, page 505, as amended in Book 6921, page 216, Book 6517, page 511, as amended in Book 6921, page 214, Book 6665, page 1, as amended in Book 6921, page 210;
3. Easements of record in Book 8919, page 799;
4. Agreement of Record in Book 9827, page 416; and
5. All matters appearing on the plans and plat of record in Book 9600, page 5, and 34, Plat Book 9700, page 182, Plat Book 9700, page 66 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his successors and assigns forever, and the said Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 27th day of November, 2012.

ASHLEY N. ARNOLD

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 Ashley N. Arnold, the bargainor, 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 and official seal at Nashville, Tennessee, on this the 27 day of November, 2012.

KEENEY W. BARTLETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 5/3/16