BILL GARRETT, Davidson County
Trans:T20120093957 DEEDWARR
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Fees:13.00 Taxes:185.00
20121207-0113177

File No. 2012111881

This instrument was prepared by **Joel D. Ragland** of the law firm of Harvill, Ross, Hogan & Ragland, 107 North Third Street, Post Office Box 925, Clarksville, Tennessee 37041-0925.

**MAIL TAX STATEMENTS TO:**

**Janice F. Arms**
**112 Savannah Avenue**
**Pleasant View, TN 37146**

**OWNER AND PROPERTY ADDRESS:**

**Janice F. Arms**
**Tract on Bear Hollow Road**
**Joelton TN 37080**

**CLAUDE E. WAIR, JR., ET AL**

**TO: CASH WARRANTY DEED**

**JANICE F. ARMS, ET VIR**

**FOR A CASH CONSIDERATION**, this day in hand paid, the receipt of which is acknowledged, **CLAUDE E. WAIR, JR. AND KARREN L. SCOTT** as **Grantor** and in this deed called the **"Grantor"**, has this day bargained and sold and does hereby transfer and convey unto **JANICE F. ARMS AND HUSBAND, KENNETH ARMS**, **Grantee** and in this deed called the **"Grantee"**, as tenants by the entirety, and unto **Grantee's** heirs and assigns forever, the following described real estate, together with any and all improvements located on the real estate, situated in the Third (3rd) Civil District of Davidson County, Tennessee, to-wit:

Being a tract of land in the 3rd Councilmanic District of Davidson County Tennessee, and a portion of that property conveyed to Bob & Adele Bass in DB 200606160072053 R.O.D.C.T., more accurately described according to a survey by Tommy E. Walker R.L.S. TN LIC.NO. 1465 dated 01/15/95 and revised 06/15/06 as follows:

Beginning at a existing iron pin in the northerly margin of Bear Hollow Road, said pin being the most southwest corner of herein described tract and the most southeast corner of tract 6 on the same survey; Thence now leaving said margin with the easterly line of said tract 6 N 01°37'47"E, 880.00' to a set iron pin, said pin being the most northeast corner of said tract 6 and in the southerly line of tract 7 on the same survey; thence with the southerly line of said tract 7 S 89°59'15"E, 265.00' to a set iron pin, said pin being the most northwest corner of tract 4 on the same survey and the most northeast corner of herein described tract; Thence leaving said tract 7 with the westerly line of said tract 4 S 01°37'47"W, 776.95' to a set iron pin in the northerly margin of previous said Bear Hollow Road; Thence leaving said tract 4 with said margin and a curve to the left (I= 05°26'04", R= 2097.10' & L= 128.39'); Thence with said margin and a curve to the right (I= 01°41'24", R= 14,101.51' & L= 158.68'), to the point of beginning containing 5.031 acres.

This being the same real estate conveyed to **Grantor** by Deed of record in Instrument #20110818-0063903, in the Register's Office for Davidson County, Tennessee. The map, group and parcel number assigned to the above described real estate by the Assessor of Property for Davidson County, Tennessee is 029-00-0-402.

**TO HAVE AND TO HOLD** said real estate together with any and all improvements thereon unto **Grantee**, as tenants by the entirety, and unto **Grantee's** heirs and assigns forever.

**SUBJECT** to all terms matters and conditions as shown by recorded plat in Instrument #20110818-0063899, Register's Office for Davidson County, Tennessee and subject to Restrictive Covenants of record

in Instrument #20110818-0063900, Register's Office for Davidson County, Tennessee. **GRANTOR COVENANTS** that **Grantor** is lawfully seized and possessed of said real estate; that **Grantor** has a good and lawful right to convey the same; that this real estate is unencumbered; and, that **Grantor** will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

**POSSESSION** will be given upon delivery of this deed.

**THE REAL ESTATE AD VALOREM TAXES** for the current year are to be pro-rated between the parties.

**IN WITNESS WHEREOF, Grantor** has affixed **Grantor's** signature on this the 29th day of November, 2012.

**GRANTOR:**

Claude E. Wair, Jr.

**Claude E. Wair, Jr.**

Karren L. Scott

**Karren L. Scott**

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Claude E. Wair, Jr. and Karren L. Scott, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained on this 29th day of November, 2012.

NOTARY PUBLIC SEAL

My Commission Expires: 11/17/16

STANLEY M. ROSS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

**STATE OF TENNESSEE**
**COUNTY OF MONTGOMERY**

As required by Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being **Grantee, Grantee's** agent or a trustee acting for **Grantee**, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$50,000.00.**

**SWORN AND SUBSCRIBED TO** before me on this the 29th day of November, 2012.

Janice F. Arms

**AFFIANT**

**NOTARY PUBLIC SEAL**

Commission expires: 11/17/16

STANLEY M. ROSS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY