BILL GARRETT, Davidson County
Trans:T20130011074 DEEDWARR
Recvd: 02/08/13 13:39 2 pgs
Fees:13.00 Taxes:407.00
20130208-0013372

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Eric McGee
685 Dutchmans Drive
Hermitage, TN 37076

SEND TAX BILL TO:
Wilson Bank & Trust
1436 W. Main St.
Lebanon, TN 37087

Tax ID 075-08-0-215.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Steven M. Arkon and wife, Windy L. Arkon,** has this day bargained and sold, and does hereby transfer and convey unto **Eric McGee, unmarried,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Hunters Hill Subdivision, Section 1 of record in Plat Book 5800, Page 350, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven M. Arkon and wife, Windy L. Arkon by Deed from Pamela D. Shockley and husband, Karl G. Shockley of record at Instrument No. 20070605-0066857, Register's Office for Davidson County, Tennessee, dated May 15, 2007 and recorded on June 5, 2007.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2013 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 5800, page 350, and restrictions in Book 6215, page 881, as amended in Book 6223, Page 335, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all

Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 31st day of January, 2013.

Steven M. Arkon

Steven M. Arkon

Windy L. Arkon

Windy L. Arkon

STATE OF Arkansas
COUNTY OF Sevier

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Steven M. Arkon and Windy L. Arkon,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 31st day of January, 2013.

RHONDA LOVELACE
NOTARY PUBLIC-STATE OF ARKANSAS
SEVIER COUNTY
My Commission Expires 4-6-2021
Commission # 12382010

Rhonda Lovelace
NOTARY PUBLIC

My Commission Expires: 4-6-2021

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $110,000.00.

AFFIANT

Subscribed and sworn to before me this the 31st day of January, 2013.

NOTARY PUBLIC

My Commission Expires: 1/4/14

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 4, 2014