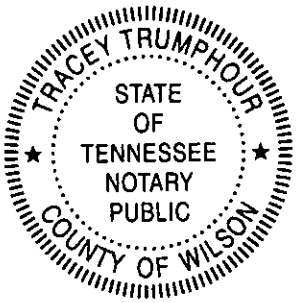
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Johnie L. Arrowood Jr.	Johnie L. Arrowood Jr.	075150A22700CO
(NAME)	(NAME)	
227 Stoners Glen Court	227 Stoners Glen Court	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130011901 DEEDWARR
Recvd: 02/12/13 09:23 2 pgs
Fees:13.00 Taxes:897.25

20130212-0014238

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Bobby L. Lee and Wife, Dianna J. Lee**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Johnie L. Arrowood Jr. and Wife, Judith Arrowood**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. 227, on the Plan of Phase Three, Stoner's Glen, of record in Instrument 200107260079444 and corrected in Instrument 200203190034160, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Bobby L. Lee and wife, Dianna J. Lee by Deed from Eileen R. Martin and husband, James Martin, dated 04/22/2011 and filed for record on 04/27/2011 in Instrument 201104270032011, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200005050045403, Instrument 200107260079444, Instrument 200203190034160, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200005260052723, as amended of record in Instrument 200201150006136 and Instrument 200012150123565, said Register's Office.
Railroad Easement of record in Book 4771, Page 495, said Register's Office.
Easement of record in Book 6838, Page 490, said Register's Office.
All matters set out in document including but not limited to an Easement of record in Book 8140, Page 361, said Register's Office.
Charter of record in Instrument 200005260052724, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Instrument 200201150006137, said Register's Office.
Charter Amendment of record in Instrument 200201160006779, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 227 Stoners Glen Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 7th day of February, 2013.

Bobby L. Lee

Bobby L. Lee

Dianna J. Lee

Dianna J. Lee

State of Tennessee
County of Wilson

Personally appeared before me Bobby L. Lee and Dianna J. Lee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of February, 2013.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122