WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130026170 DEEDWARR
Recvd: 04/01/13 16:08 2 pgs
Fees:13.00 Taxes:1998.00
20130401-0031909

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/20/14
(AFFIX SEAL)

PAUL F. SOPER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George V. Crawford, Jr., Trustee	Same as new owner	117130B104CO
(NAME) 222 Kensington Park	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, EDGAR F. AROLD AND WIFE, DARLA S. ARNOLD, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE V. CRAWFORD, JR. TRUSTEE, WITH FULL POWER TO CONVEY, ENCUMBER OR TRANSFER WITHOUT JOINDER OF BENEFICIARY, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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 Lot No. 222 on the Plan of Abbottsford, of record in Plat Book 6250, pages 419, 420, and 421, as amended in Book 6771, page 683, and further amended by Surveyor's Certificate of Correction of record in Book 6800, page 164, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to EDGAR F. ARNOLD AND WIFE, DARLA S. ARNOLD, by deed from METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION, of record in Book 7394, page 892, dated November 2, 1987, said Register's office.

This conveyance is subject to: 2013 property taxes which are a lien but not yet delinquent; all matters appearing on the Plan of Abbottsford, of record as Plat Book 6250, pages 419, 420, and 421, as amended in Book 6771, page 683, and further amended by Surveyor's Certificate of Correction of record in Book 6800, page 164, Register's Office for said County; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 222 Kensington Park, Nashville, TN 37215
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 29th day of March, 2013.

Edgar F. Arnold

Darla S. Arnold

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edgar F. Arnold and Darla S. Arnold, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of March 2013

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5 Jan 14