Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

ET-13-2908

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF May 2013

Notary Public

MY COMMISSION EXPIRES: 12-27-15
(AFFIX SEAL)

KATHLEEN TOMLINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY COMM. EXP. 12/27/15

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian K. Arrowood	Magna Bank	
218 Bonnavue Drive (ADDRESS)	PO Box 17257 (NAME) (ADDRESS)	07505009300
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Memphis, TN 38187 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JESSIE T. BOEHM, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRIAN K. ARROWOOD, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 937, SECTION EIGHT, HERMITAGE HILLS, as shown on plat of record in Plat Book 3600, Page 24, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Leo D. Boehm and wife, Jessie T. Boehm by Warranty Deed from Herman Johnson and wife, Marie Johnson, recorded on the 7th day of July, 1964 in Deed Book 3787, Page 538, in the Register's Office of Davidson County, Tennessee.

The said Leo D. Boehm has since passed on the 6th day of November, 2009.

This conveyance is subject to any and all existing easements and restrictions as shown of record.
Taxes and assessment for the year 2013 and subsequent years , a lien not due and payable.

unimproved ( )
This is improved (X) property, known as 218 Bonnavue Drive, Hermitage, Tennessee 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 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 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 my/our hand(s) this 7th day of May, 2013.

Jessie T. Boehm
Jessie T. Boehm

BILL GARRETT, Davidson County
Trans:T20130038519 DEEDWARR
Recvd: 05/08/13 12:58 2 pgs
Fees:13.00 Taxes:407.00
20130508-0046587

STATE OF Tennessee

COUNTY OF Wilson

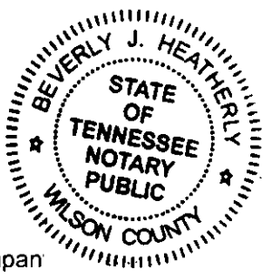
On this the 7th day of May, 2013, before me personally appeared Jessie T. Boehm, an unmarried woman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of May, 2013.

Notary Public

My Commission Expires: 10-05-15

(SEAL)



RETURN TO:
Realty Title & Escrow Compan
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)758-6400