WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

BILL GARRETT, Davidson County
Trans:T20130064923 DEEDWARR
Recvd: 07/30/13 10:48 2 pgs
Fees:13.00 Taxes:995.30

20130730-0079066

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 2-3-2015

(AFFIX SEAL)

RETURN TO & THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sky Arnold	Sky Arnold	08306012300
(NAME)	(NAME)	
207 Manchester Ave.	207 Manchester Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20131152

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, VOLUNTEER STATE PROPERTIES, LLC**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **SKY ARNOLD, UNMARRIED**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 41 on the map of Beaumont Place of record in Plat Book 332, page 38, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Volunteer State Properties, LLC by Quitclaim Deed from Williams-Munday Properties, LLC dated June 19, 2012 and filed of record in Instrument 20120627-0056379, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 207 Manchester Ave., Nashville, TN 37206

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of July, 2013.

Volunteer State Properties, LLC

By: Jonathan Kyle Williams, VP

Jonathan Kyle Williams, Vice President

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jonathan Kyle Williams, the Grantor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged such person to be Vice President of Volunteer State Properties, LLC, the within named Grantor, a limited liability company, and that such Vice President executed the within instrument for the purposes therein contained by personally signing the name of Volunteer State, LLC as Vice President.

Witness my hand and official seal at Hendersonville, Tennessee, this 29th day of July 2013.

Connie L. Timbs

Notary Public

My Commission expires: 2-3-2015

