RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

WARRANTY DEED	STATE OF COUNTY OF THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2013. Notary Public MY COMMISSION EXPIRES: 12-21-14 (AFFIX SEAL)

JENNY AVERHOFF RUTHERFORD COUNTY NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lovella G. Arizala and Ernie R. Arizala	Franklin Synergy Bank	14105A11900 CO
(NAME) 620 Wolfeboro Lane	(NAME) 3301 Aspen Grove Drive	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Franklin, TN 37067	
(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, Walter L. Greer and spouse, Victoria L. Greer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lovella G. Arizala and Ernie R. Arizala, wife and husband, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 119, on the Plan of Avondale park, Phase 1, Section 2 of record in Instrument Number 20081218-0121117, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Walter L. Greer and spouse, Victoria L. Greer, by deed of record in Instrument Number 20090602-0050857, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Instrument Number 20090331-0028791 & 20101223-0102254 Register's Office for Davidson County, Tennessee. Storm water Detention Easement of record in instrument Number 20071002-0117293, Register's Office for Davidson County, Tennessee. Subject to all matters on plat of record in Instrument Number 20081218-0121117, Register's Office for Davidson County, Tennessee. Access Easement Agreement of record in Instrument Number 20041207-0145662, Register's Office for Davidson County, Tennessee. Transmission line Easement of record in Instrument Number 20060110-0003857, Register's Office for Davidson County, Tennessee. Deed of USA record in Record Book 411,page 694 and in Book 4228, page 635, Register's Office for Davidson County, Tennessee. Order to TVA recorded in Record Book 4273, page 280, Register's Office for Davidson County, Tennessee. Easements to Harpeth Valley utilities District in Instrument Number 20040204-0013639, 20040204-0013640, 20080818-0084836 & 20040204-0013641, Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement recorded in Instrument Number 20060512-0055867, Register's Office for Davidson County, Tennessee. Inspection & Maintenance Agreement for Private Stromwater management Facilities recorded in Instrument Number 20071002-0117293, Register's Office for Davidson County, Tennessee. Easement in Book5738, Page 819 and partial Abandonment of Easement in Instrument Number 20080826-0087638, Register's Office for Davidson County, Tennessee. Charter for HOA recorded in Instrument Number 20081203-0117350, Register's Office for Davidson County, Tennessee. Declaration of Protective Covenants, Conditions and Restrictions for Avondale park of record in Instrument Number 20081203-0117452, Register's Office for Davidson County, Tennessee. Easement for right-of-way of an electric power line granted to Tennessee Electric Power Company by James B. Ezzell and wife, Fanny M. Ezzell, of record in Book 787,page 7, Register's Office for Davidson County, Tennessee. Easement and right-of-way for electric power transmission lines and poles with rights of ingress and egress and other rights and privileges as set out in granted to the United States by John Smallman Cowden and wife, Ruby S. Cowden, of record in Book 4193,Page 903, Register's Office for Davidson County, Tennessee. Easement for water line granted by Rodgers Properties, Inc. 9formerly J.M.R. Development Co.) to Harpeth valley utilities District of Davison and Williamson Counties, of record in book 5738,page 832, Register's Office for Davidson County, Tennessee. Easement to sewer line granted by Michael R. Allison to Harpeth Valley utilities District of Davidson and Williamson Counties of record in Book7601, Page 400, Register's Office for Davidson County, Tennessee. Easement to water main across the Dower Tract, a part of the Properly, from the 38.71 acre tract conveyed to john Smallman Cowden, of record in Book 1237,page 674, Register's Office for Davidson County, Tennessee., to the Big Harpeth River and privilege of building a pump house and drainage across the Dower Tract 9See Deed of record in Book 840,page 540), Register's Office for Davidson County, Tennessee. Declaration of Restrictive Covenants of record in Instrument Number 20020821-0100879, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130107417 DEEDWARR
Recvd: 12/27/13 14:09 2 pgs
Fees:13.00 Taxes:824.73

20131227-0130427

unimproved ☒

This is improved ☐ property, known as 620 Wolfeboro Lane, Nashville, TN 37221

(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 20th day of December, 2013.

Walter L. Greer

Victoria L. Greer

STATE OF Massachusetts
COUNTY OF Middlesex

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter L. Greer and Victoria L. Greer, 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 Cambridge MA this 20th day of December, 2013.

Commission expires:

Notary Public

MARIA I. GOMES
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 2, 2020