BILL GARRETT, Davidson County
Trans:T20140008398 DEEDWARR
Recvd: 02/05/14 12:41 2 pgs
Fees:13.00 Taxes:732.60
20140205-0010246

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $198,000.00

Affiant

Subscribed and sworn to before me, this 29th day of January, 2014.

Notary Public

My commission expires: 8/23/16

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
RACHEL L. ARNOLD	New Owner	**02512002900**
107 SHEVEL DRIVE		
GOODLETTSVILLE, TN 37072		

FOR AND IN 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 ACKNOWLEDGE, WE,

AMY WOODARD and KRISTY DOHERTY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RACHEL L. ARNOLD

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. 16 on the Plan of Clark Place, Section III, as of record in Book 2330, page 11, Register's Office for Davidson County, Tennessee.
Said Lot No. 16 fronts 117.85 feet on the southerly side of Shevel Street and extends back along an irregular line on the westerly side 309.54 feet and along the line between lots 16 and 17 on the easterly side 310 feet to a dead line in the rear on which it measures 179.30 feet.

BEING THE SAME PROPERTY CONVEYED TO STEVEN R. SLOAN AND WIFE, DIANE B. SLOAN BY WARRANTY DEED FROM W.C. MONCRIEF, JR DATED 03/01/89 AND RECORDED ON 03/03/89 IN BOK 7785, PAGE 283, SAID REGISTER'S OFFICE FOR SAID COUNTY.

BEING FURTHER THE SAME PROPERTY CONVEYED TO AMY WOODARD AND KRISTY DOHERTY BY WARRANTY DEED FROM DIANE B SLOAN, A SINGLE WOMAN DATED 08/21/13 AND RECORDED ON 08/27/13 IN INSTRUMENT NO 20130827-0090187, SAID REGISTER'S OFFICE FOR SAID COUNTY. SUBJECT PROPERTY WAS NEVER THE PRINICPAL RESIDENCE OF SAID GRANTOR, THEIR SPOUSE, HEIRS, NOR ASSIGNS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 107 SHEVEL DRIVE, GOODLETTSVILLE, TN 37072.

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 in 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 my/our hand(s) this 29th day of January, 2014.

AMY WOODARD

KRISTY DOHERTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, AMY WOODARD and KRISTY DOHERTY, the within named Grantor(s), 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 within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of January, 2014.

Notary Public

LINDSEY G. BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 8/23/16