WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140034331 DEEDWARR
Recvd: 05/16/14 12:20 2 pgs
Fees:13.00 Taxes:403.30

20140516-0042282

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-27-

(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 3712

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Davis	SAME AS NEW OWNER	075120C03400CO
(NAME)	(NAME)	
113 Heritage Place		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Carol J. Arnold, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Michael Davis, married**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. 603 in Building 6, on the plan of Phase Two, Brookside Park Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument 200010100100359, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Carol J. Arnold, unmarried by Warranty Deed dated 09/20/2002 from NVR, Inc., a Virginia corporation, trading as Fox Ridge Homes of record in Instrument 200210030120598, Register's Office for Davidson County, Tennessee.

All matters as set forth per plat of record in Instrument 200010100100359, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 11653, Page 251, as amended of record in Instrument 200007180070532 and Instrument 200102120013362, said Register's Office.
Charter of the Homeowner's Association of record in Book 11653, Page 248, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Instrument 200910270098890, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 741 Tulip Grove Road, Townhome 603, Hermitage, TN 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/or 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/or 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 hand this 14th day of May, 2014.

Carol J. Arnold

State of Tennessee
County of Wilson

Personally appeared before me Carol J. Arnold, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of May, 2014.

Notary Public
My Commission Expires: 9-13-16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122