(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140036574 DEEDWARR
Recvd: 05/27/14 09:06 2 pgs
Fees:13.00 Taxes:1646.50
20140527-0045075

MELISSA D. ROGERS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Jennifer N Arledge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2014.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 4/19/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY + Return To
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
Brent M. Arledge	Evolve Bank and Trust ISAOA/ATIMA	12905000400
(NAME)	(NAME)	
6649 Jocelyn Hollow Road	301 Shopping Way Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	West Memphis, AR 72301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20140607

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, Kimberly Renee Ramko and husband, Paul C. Peterson**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brent M. Arledge and Jennifer N Arledge, husband and wife**, 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. :

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

BEING Lot No. 984 on the Plan of the Re-subdivision of Lots 981 and 984 West Meade Farms, Inc., Section XVI, of record in Plat book 8250, page 254, 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 Kimberly Renee Ramko and husband, Paul C. Peterson by Quitclaim Deed from Kimberly Renee Ramko dated November 8, 2002 and filed of record in Instrument 20021209-0151620, Register's Office for Davidson County, Tennessee.

Subject to easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 8250, Page 254, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 6649 Jocelyn Hollow Road, Nashville, TN 37205

(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 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 our hands this 22nd day of May, 2014.

Attorney in Fact

Kimberly Renee Ramko , By Paul C. Peterson Attorney-in-Fact

Paul C. Peterson

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the Paul C. Peterson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Paul C. Peterson executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of May, 2014.

Commission expires: 4/19/17

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

State of Tennessee)
County of Sumner)

On this 22nd day of May, 2014, before me personally appeared Paul C. Peterson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kimberly Renee Ramko, and who acknowledged that she/he executed the same as the free act and deed of Kimberly Renee Ramko.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of May, 2014

My Commission expires: 4/19/17

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public