WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140038081 DEEDWARR
Recvd: 06/02/14 09:16 2 pgs
Fees: 13.00 Taxes: 614.20

20140602-0046966

DAVIDSON COUNTY, TENN. ANITA LESTER STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ashley N. Arnold	Peoples Home Equity	064160D21900CO
(NAME)	(NAME)	
2900 Summer Hollow Court	5205 Maryland Way, Ste 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(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, **Julia F. Tidwell, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ashley N. Arnold, an unmarried woman**, 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 all of Lot No. 131, on the plan of Section Four, Truxon Park, as shown by plat appearing of record in Instrument No. 200205280064435, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete details of said lot.

Being the same property conveyed to Julia F. Tidwell, married by Warranty Deed dated 08/04/2011 from James Stumbaugh Jr. and Elizabeth Stumbaugh, husband and wife of record in Instrument 201108080060863, Register's Office for Davidson County, Tennessee.

All matters as set forth per plat of record in Instrument 200205280064435, said Register's Office.
Declaration of Restrictive Covenants of record in Instrument 200010300107559, as amended of record in Instrument 200205060055597 and Instrument 200207180086907, said Register's Office.
By-Laws of record in Instrument 200011010108604, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200205240063322, said Register's Office.
Charter of the Homeowner's Association of record in Instrument 200011010108603, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Instrument 200503110027269, 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 2900 Summer Hollow Court, 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 30th day of May 2014.

Julia F. Tidwell

Julia F. Tidwell

State of Tennessee
County of Wilson

Personally appeared before me Julia F. Tidwell, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of May, 2014.

Tracey Trumphour

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

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