WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of June, 2014

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LEE A. COHEN — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF DAVIDSON

BILL GARRETT, Davidson County
Trans:T20140038665 DEEDWARR
Recvd: 06/03/14 10:25 2 pgs
Fees:13.00 Taxes:280.28
20140603-0047701

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan D. Arnett	Ryan D. Arnett	119 03 0 006.00
(NAME) 101 Dodge Drive	(NAME) 293 Vivelle Ave.	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Nashville, TN 37210	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Scott Stephens, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ryan D. Arnett, married**, hereinafter called the Grantee, his 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, State of Tennessee, described as follows, to wit:

Being part of Lot No.'s 17 and 18 on the Plan of Mertie Milwee Property, of record in Book 2331, page 117, Register's Office of Davidson County, Tennessee (RODC). Said property fronts approximately 67.46 feet on the west side of Dodge Drive and extends back approximately 194 feet on the north and approximately 182.7 feet on the south to a line on the west that measures approximately 54 feet.

INCLUDED IN THE ABOE DESCRIPTION BUT EXCLUDED THEREFROM is that certain property taken by the State of Tennessee by Final Judgment of record in Book 4353, page 963, and that certain property conveyed to the State of Tennessee by Deed from John Lee Ballou, of record in Book 4336, page 444, said Register's Office.

BEING the same property conveyed to John Lee Ballou by deed from Malcolm L. Barrett and wife, Rachel S. Barrett dated April 29, 1971, of record in Book 4501, page 763, Register's Office for Davidson County, Tennessee. ALSO being part of the same property conveyed to Pamela Haynie Frontauria by Quitclaim Deed from Ed Lee Ballou dated June 25, 1993, of record in Book 9023, page 117, Register's Office for Davidson County, Tennessee. FURTHER being part of the same property conveyed to Scott Stephens by Quitclaim Deed from Pamela Haynie Frontauria dated March 22, 2014, of record in Instrument No. 20140519-0042985, Register's Office for Davidson County, Tennessee.

The above described property is not and has never been the principal residence of the Grantor herein.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 101 Dodge Drive, Nashville, TN 37210

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, has 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 **2nd** day of **June, 2014**

Scott Stephens

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Scott Stephens**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **2nd** day of **June, 2014**

Notary Public

My commission expires: 3-25-18

LAURIE MATHIS HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY