WARRANTY DEED

File #14047

BILL GARRETT, Davidson County
Trans:T20140049985 DEEDWARR
Recvd: 07/14/14 10:40 2 pgs
Fees:13.00 Taxes:647.50

20140714-0061686

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 9/24/2015

(AFFIX SEAL)

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Hinson	New Owner	-14616006700
(NAME) P.O. Box 3201	(NAME)	
(ADDRESS) Brentwood, TN 37024	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Robert S. Arnold, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Hinson and Neal Hinson, wife and husband,** 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. 59 on the Plan of Brentwood Hall, Section III of record in Plat Book 2133, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert S. Arnold, unmarried by deed from Gregory Lee Cowan and wife, Christine E. C. Cowan of record in Book 9774, Page 86, Register's Office for Davidson County, Tennessee, dated August 24, 1995 and recorded on August 25, 1994.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ☐
This is improved ☒ property, known as 508 Landon Drive, Nashville, TN 37220

(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, 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 10th day of July, 2014.

Robert S. Arnold

STATE OF Tennessee

COUNTY OF Davidson

I, Daniel Heard, a Notary Public of the County and State first above written, do hereby certify that Robert S. Arnold, unmarried , personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 10th day of July, 2014.

Notary Public

My Commission Expires: 9-5-2016

(SEAL)



RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027