WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $167,000.00.

Affiant

Subscribed and sworn to before me this 11th day of September, 20 14

Notary Public
My Commission expires: 11-3-2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Rachel Lynn Arthur	New Owner	161-10-0A-067.00CO
5353 Village Way		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jenifer Gill n/k/a Jenifer Van Valkenburg and husband Joshua Van Valkenburg**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Rachel Lynn Arthur, unmarried woman** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 86, on the Plan of Villages of Brentwood, Phase 1 aka Brentwood Summit, of record in Book 5200, Page 613, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Plat name was changed from Villages of Brentwood to Brentwood Summit as described in Instrument Number 20000606-0056066, said Register's Office.

Being the same property conveyed to Jenifer Gill from Charla Welborn now known as Charla Cole, married by Warranty Deed on August 27, 2007, of record in Instrument Number 20070830-0104386, Register's Office for Davidson County, Tennessee.

Joshua Van Valkenburg joins this conveyance to convey any and all interest he may have in the above described property including, but not limited to his marital interest.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, Page 613, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6143, Page 11, as amended in Book 8507, Page 831 and further amended in Instrument Number 20000606-0056066, Register's Office for Davidson County, Tennessee.
- Charter of Villages of Brentwood Homeowner's Association, Inc., of record in Book 6158, Page 352, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.
- Charter of Brentwood Summit Homeowners Association of record in Instrument Number 20000606-0056067, Register's Office for Davidson County, Tennessee.
- Order of possession of Piedmont Gas Co., Inc. recorded at Instrument Number 20130419-0039360, Register's Office for Davidson County, Tennessee.

This is improved property known as: 5353 Village Way, Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20140068952 DEEDWARR
Recvd: 09/16/14 09:05 2 pgs
Fees:13.00 Taxes:617.90
20140916-0084591

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 11, 2014.

Jenifer Van Valkenburg f/n/a Jenifer Gil by Joshua Van Valkenburg, her attorney in fact

Jenifer Van Valkenburg f/n/a Jenifer Gil by Joshua Van Valkenburg, her attorney in fact

Joshua Van Valkenburg

Joshua Van Valkenburg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joshua Van Valkenburg** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 11, 2014

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Joshua Van Valkenburg**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for **Jenifer Van Valkenburg** the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Jenifer Van Valkenburg**, the bargainor(s), by the said **Joshua Van Valkenburg**, as Attorney-in-Fact. Said POA can be found recorded simultaneously herewith.

WITNESS my hand and seal, this 9th day of September, 2014.

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY