WARRANTY DEED

MICHAEL A. WRATHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 1/5/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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
Debra K. Fritts	Peoples Home Equity	075120F01100CO
(NAME)	(NAME)	
407 Rachels Court West	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, **Mike Arnone, a married man and Wife, Ana G. Arnone**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Debra K. Fritts, an unmarried woman and June P. Classen, an umarried 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 Unit No. 120, also known as Parcel 11, on the plan of Tulip Cove Townhomes, a Horizontal Property Regime with Private Elements, filed as Exhibit "B" to and established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument 200505250059119, as amended in Instrument 200801030000699 and Instrument 201205210043906, all in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more particular description of said Unit.

Being the same property conveyed to Mike Arnone, a married man by Warranty Deed dated 09/28/2006 from Marquis Homes, LLC., a Tennessee Corporation of record in Instrument 200610040123046, Register's Office for Davidson County, Tennessee.

The said Ana G. Arnone joins in this conveyance to waive any and all rights she has in said property.

All matters as set forth per plat of record in Instrument 200505170055768, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200505250059119, as amended of record in Instrument 200801030000699 and Instrument 201205210043906, said Register's Office.

All matters set out in document including but not limited to an Easement of record in Book 4123, Page 640, said Register's Office.

Stormwater Detention Agreement of record in Instrument 200406090068086, said Register's Office.

Agreement of record in Book 10413, Page 841, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20140071180 DEEDWARR
Recvd: 09/23/14 12:33 2 pgs
Fees:13.00 Taxes:628.63

20140923-0087295

File No.: 01288-22216
SMG TN Warranty Deed

This conveyance is subject to any and all existing easements and restrictions of record.

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 735 Tulip Grove Road, 120, 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 our hands this 19th day of September, 2014.

Mike Arnone

Ana G. Arnone

State of Tennessee
County of Wilson

Personally appeared before me Mike Arnone and Ana G. Arnone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of September, 2014.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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