# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150008021 DEEDWARR
Recvd: 02/02/15 12:50 2 pgs
Fees:13.00 Taxes:1498.50
20150202-0009514

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: 09-11-2017

(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Expires 09-11-2017

**THIS INSTRUMENT WAS PREPARED BY**
Michael J. Philbin P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| John W. Momot | NEW OWNER | 13115000700 |
| (NAME) | (NAME) | |
| 4633 Benton Smith Road | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (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, WE, **James N. Bryan, Jr. Executor of The Estate of Richard F. Arenstorf,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John W. Momot and Katarzyna M. Momot, husband and wife,** 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. 37, on the plan of Harpeth Acres, Section Seven, of record in Plat Book 2331, Page 154, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Richard F. Arenstort and wife, Renate M. Arenstorf by Warranty Deed dated 06/27/1969 from William M. Lambert and wife, Audrey L. Lambert of record in Book 4345, Page 662, Register's Office for Davidson County, Tennessee.

The said Richard F. Arenstorf, died testate on 09/18/2014 expressly conferring full powers with respect to the subject property, including without limitation the power to sell and convey same, to James N. Bryan, Jr., Executor and references Hartwig P. Arenstorf as the living heir as evidenced by the Last Will and Testament of Richard F. Arenstorf filed in Will Document No 14P1580, in the Probate Court Clerk's Office for Davidson County. Richard F. Arenstorf was predeceased by his spouse Renate M. Arenstorf on 06/07/2013.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 4633 Benton Smith Road, Nashville, TN 37215
(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 our hands this 16th day of January, 2015.

THE ESTATE OF RICHARD F. ARENSTORF

James N. Bryan Jr.
Executor

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named James N. Bryan, Jr., Executor of the Estate of Richard F. Arenstorf, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument in his capacity as Executor of the Estate of Richard F. Arenstorf for the purposes therein contained.

WITNESS my hand and seal this 16th day of January, 2015

Notary Public Shannon Philbin

My Commission Expires: 7/6/2015

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.