Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

Subscribed and sworn to before me, this 25rd day of February 2015.

Notary Public
My commission expires: 01-17-17

BRITTANY GOINS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Jada Arkovitz 312 Roslyn Ct. Nashville TN 37221	New Owner	141070B07600

BILL GARRETT, Davidson County
Trans:T20150023715 DEEDWARR
Recvd: 04/01/15 08:50 2 pgs
Fees:13.00 Taxes:758.50
20150401-0027983

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Adam Vassgal , married hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Jada Arkovitz, unmarried woman hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 74 on the Plan of the re-subdivision of Lot Nos. 73 and 74 Section Three, Somerset Farms of record in Book 8250, page 522 Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Adam VassGal by deed dated March 27, 2007 from Ralph Cook and spouse, Martha Cook of record in Instrument No. 20070402-0038735, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of the re-subdivision of Lot Nos. 73 and 74 Section Three, Somerset Farms of record in Book 8250 Page 522, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 8556, page 11 and amended in Book 9383 page 526 and re-recorded in Book 9662 page 869 and amended in Book 11433 page 936, Register's Office for Davidson County, Tennessee 4) Charter of Somerset Farms Homeowner's Association of record in Book 7382 Page 225 and amended in Book 7820, page 605 and Book 8235 page 521 and Book 8584 page 20

This property is improved property known as 312 Roslyn Ct., Nashville, Tennessee 37221

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 23rd day of February, 2015.

Adam Vassgal

Lyrad N. VassGal, who joins in this conveyance for the sole purpose of waiving any marital interest that she may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adam Vassgal and Lyrad N. VassGal, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of February, 2015.

Notary Public

My Commission expires: 2/23/15

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 08620