WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150023739 DEEDWARR
Recvd: 04/01/15 09:25 2 pgs
Fees:13.00 Taxes:900.95
20150401-0028019

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March 2015

Notary Public

MY COMMISSION EXPIRES: 7-30-17

(AFFIX SEAL)

TAMIRA M. SEE — NOTARY PUBLIC — STATE OF TENNESSEE — WILLIAMSON COUNTY — My Commission Expires 07-30-2017

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Homesteady Properties, LLC	Homesteady Properties, LLC	07305019300
(NAME)	(NAME)	
115 Chapel Avenue	115 Chapel Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Charles Arnold and wife, and Mende Casey,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Homesteady Properties, LLC,** 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. 28, as shown on the map entitles the Plan of Riverwood Terrace Subdivion, of record in Plat Book 1835, Page 134, Register's office for Davidson County,. Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mende Casey, unmarried by deed of record in Instrument Number 20080502-0045128, Register's Office for County, Tennessee. The said Mende Casey is now married to Charles Arnold. Charles Arnold hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

Subject to all matters as shown on Plat of record in Book 1835, page 134, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 2087, page 503, Register's office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2401 Andrew Place, Nashville, TN 37216
(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/our hands this 26th day of March, 2015.

Charles Arnold

Mende Casey

State of Tennessee
County of Williamson

Personally appeared before me Charles Arnold and Mende Casey, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26 day of March, 2015.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

File No.: 9340