WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150028240 DEEDWARR
Recvd: 04/15/15 11:18 2 pgs
Fees:13.00 Taxes:284.90
20150415-0033262

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2015

Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL

MELODY JEAN JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frank Joseph Verdun Jr.	GreenBox Loans Inc.	86-6-3.00
(NAME)	(NAME)	
1959 Nashboro Blvd	3250 Wilshire Blvd #1900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Los Angeles, CA 90010	
(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, **Riley Arceneaux and Alice Arceneaux, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Frank Joseph Verdun Jr.,** unmarried, 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. 3 on the Plan of Chapelwood, Section 1 of record in Book 5210, Page 29, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Riley Arceneaux and Alice Arceneaux, husband and wife, filed for record on February 11, 2011 as Instrument No. 20110211-0012159, Register's Office for Davidson County, Tennessee. By Order of the Chancery Court for Davidson County, Tennessee, filed for record as Instrument No. 20150415-0033261, Register's Office for Davidson County, Tennessee, the Arceneaux's title to the property has been absolute and unencumbered.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5210, page 29, said Register's Office; (c) Restrictive covenants contained in Book 5210, page 29; Book 5258, Page 398; ad amended in Book 6234, Page 191, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 4189 Dodson Chapel Road, 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 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 13th day of April, 2015.

Riley Arceneaux

Alice Arceneaux

State of Tennessee
County of Davidson

Personally appeared before me Riley Arceneaux and Alice Arceneaux, 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 13th day of April, 2015.

Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 21115045

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018