WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150032067 DEEDWARR
Recvd: 04/28/15 11:01 2 pgs
Fees:13.00 Taxes:462.50

20150428-0037887

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2015

Notary Public

MY COMMISSION EXPIRES: 12/18/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bret Grizzard	Peoples Home Equity Inc.	018-07-0-039.00
(NAME)	(NAME)	
103 Utley Drive	5205 Maryland Way, Suite 100	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Brentwood, TN 37027	
(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, **Judy Ruth Potts, Becky Gayle Armstrong, Clifford Burton Arrington Jr., and Kathy Lynn Huff,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bret Grizzard, an unmarried man** 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. 40 on the Plan of Connell Estates Subdivision, Section 1, of record in Plat Book 2900, page 15, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Clifford B. Arrington and wife, Fran N. Arrington by deed from Clifford B. Arrington, dated 11/17/93 and recorded on 11/18/93 in Record Book 9156, page 536, Register's Office, Davidson County, Tennessee. Fran N. Arrington died on December 26, 2013 leaving Clifford B. Arrington surviving tenant by the entirety. Clifford B. Arrington having since died testate on October 28, 2014 leaving Judy Roth Potts, Becky Gayle Armstrong, Kathy Lynn Huff, Clifford Burton Arrington, Jr. as sole heirs at law and devisees under the Last Will and Testament for Clifford Burton Arrington filed in the Seventh Circuit Court for the Twentieth Judicial District of Tennessee at Nashville, Probate Division No. 14P-1948.

Subject to any and all restrictions and/or easements of record, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 103 Utley Drive, Goodlettsville, TN 37072
(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 23rd day of April, 2015.

Judy Ruth Potts

Becky Gayle Armstrong

Clifford Burton Arrington Jr.

Kathy Lynn Huff

State of Tennessee
County of Sumner

Personally appeared before me Judy Ruth Potts, Becky Gayle Armstrong, Clifford Burton Arrington Jr., and Kathy Lynn Huff, 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 23rd day of April, 2015.

Notary Public Janet Adams
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2016

File No.: 150327