Southland

RECORD AND RETURN TO;
TENNESSEE NATIONS TITLE AGENCY, INC.
404 BNA DR, STE. 307
NASHVILLE, TN 37217
15NT00332
WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

BILL GARRETT, Davidson County
Trans:T20150058847 DEEDWARR
Recvd: 07/20/15 11:09 2 pgs
Fees:13.00 Taxes:592.00
20150720-0070578

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE NATIONS TITLE AGENCY, INC., 404 BNA DR, STE 307, NASHVILLE, TN 37217

ADDRESS OF NEW OWNER :
Katherine Arrington
Matthew Arrington
509 Dutchmans Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
F & M Bank
10 Cadillac Way, Ste. 100
Brentwood, TN 37027

MAP-PARCEL NUMBERS
07507013800

FOR AND IN 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,
Josie Boyter and John Boyter, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Katherine A. Arrington and Matthew S. Arrington, wife and husband

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. 104 on the Plan of Section 3, Highlands of Tulip Grove of record in Plat Book 4675, Page 140, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 104 fronts 85.0 feet along the Westerly margin of Dutchmans Drive and extends back 186.23 feet on the Northerly line and 181.00 feet on the Southerly line to a broken line in the rear on which it has a total measurement of 85.53 feet.

BEING THE SAME PROPERTY CONVEYED TO JOHN BOYTER AND JOSIE BOYTER, HUSBAND AND WIFE BY WARRANTY DEED FROM JOHN A. VARGAS AND WIFE, LISA VARGAS AS RECORDED 8-1-08 AS INSTRUMENT NO. 20080801-0079397.

Subject to all matters shown on plat of record in Plat Book 4675, Page 140, in the Register's Office for DAVIDSON County, Tennessee.

Property is subject to restrictive covenants contained in Book 4793, Page 157, Annex Section 3 in Book 4849, Page 767, Amend Book 5020, Page 58, Amend in Book 5028, Page 357, Amend Book 5545, Page 521, Amend Book 6017, Page 179, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as **509 DUTCHMANS DRIVE., HERMITAGE, TN 37076.**

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/my hand(s) this 28th day of June, 2015.

John Boyter

Josie Boyter

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Manatee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Josie Boyter and John Boyter the bargainors 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 Bradenton, ~~Tennessee~~ Florida, this 28th day of June, 2015.

Commission Expires: 4/30/16

Tasha Miller
Notary Public

TASHA MILLER
Notary Public - State of Florida
My Comm. Expires Apr 30, 2016
Commission # EE 173748
Bonded Through National Notary Assn.