27502-8 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150059654 DEEDWARR
Recvd: 07/22/15 09:04 2 pgs
Fees:13.00 Taxes:664.15
20150722-0071649

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$179,500.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of July, 2015.

Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Thomas Todd White **Robin Renae White**	**Owners**	**Map 092-15-0-A Parcel 400-00co**
1099 New Glasgow Rdo		
Scottsville, KY 42164		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Eric Arnold and Tracy Arnold, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas Todd White and Robin Renae White, husband and wife, and Samuel Thomas White, unmarried, and William Donald White, unmarried, as joint tenants with right of survivorship

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 Unit 400 of Elliston Place Quarters, as described in the Master Deed establishing a Horizontal Property Regime with respect to Ellison Place Quarters, the Plan of record as set out on Exhibit "B" to Master Deed and Amendment of record in Book 6657, Page 72, Amended in Book 7232, Page 259, Register's Office for Davidson County, Tennessee, together with a 1/48th undivided interest in the common elements as described in said Master Deed.

BEING the same property conveyed to Eric Arnold and Tracy Arnold, husband and wife, by Deed from Julie Christine Vaughan aka Julie Vaughan Henderson, Sole Heir-at-Law of Thomas Jefferson Vaughan (aka T. J. Vaughan), of record in Instrument No. 20131202-0122292, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:
1) All matters shown on the Plan of record as set out on Exhibit "B" to the Master Deed in Book 6657, Page 72 and amended in Book 7232, Page 259, Register's Office for Davidson County, Tennessee;
2) All matters shown on the Plan of record in Book 21, Page 141, Register's Office for Davidson County, Tennessee;
3) Restrictive Covenants contained in instrument of record in Book 482, Page 379, Book 565, Page 235, Register's Office for Davidson County, Tennessee;
4) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Ellison Place Quarters Condominiums of record in Book 6657, Page 72 and as amended in Book 7232, Page 259, Register's Office for Davidson County, Tennessee;
5) By-Laws of Elliston Place Quarters Homeowners' Association, Inc. of record in Book 6657, Page 106, Register's Office for Davidson County, Tennessee;
6) Charter of Elliston Place Quarters Homeowners' Association, Inc. of record in Book 7013, Page 60, Register's Office for Davidson County, Tennessee; and,
7) Taxes for the current year which have been prorated and paid by the Grantor(s) herein and subsequent years, not yet due and payable.

This is improved (_X___) Unimproved (____) property, known as **2325 Elliston Place #400, Nashville, TN 37203**

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 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 hand(s) this **20th** day of **July, 2015.**

Eric Arnold

Tracy Arnold

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Eric Arnold and Tracy Arnold,** the within named sellers, 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 Nashville, Tennessee, this **20th** day of **July, 2015.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17