BILL GARRETT, Davidson County
Trans:T20150062259 DEEDWARR
Recvd: 07/29/15 11:21 2 pgs
Fees:13.00 Taxes:444.00
20150729-0074706

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1650

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Matthew M. Arabis 1412 Chutney Court Antioch, TN 37013	Peoples Home Equity 5205 Maryland Way #100 Brentwood, TN. 37027	165-14-85.00

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this the 24th day of July, 2015.

Notary Public

My Commission Expires: 10/24/17
(Affix Seal)

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Milton F. Derryberry, Trustee of the 1412 Chutney Court Land Trust,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Matthew M. Arabis, 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. 75 on the Plan of Peppertree Forest, Section 11, of record in Book 8250, page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Milton F. Derryberry, Trustee of the 1412 Chutney Court Land Trust by Quitclaim Deed from Keith L. Buford, dated August 7, 2003, recorded August 27, 2003, of record in Instrument No. 20030827-0124212, and corrected in Deed of Correction of record in Instrument No. 20150729-0074705, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **1412 Chutney Court, Antioch, TN 37013**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **24th** day of **July, 2015.**

GRANTOR(S)

Milton F. Derryberry, Trustee of the 1412 Chutney Court Land Trust

By: Milton F. Derryberry, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Milton F. Derryberry, Trustee of the 1412 Chutney Court Land Trust** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **24th** day of **July, 2015.**

J. DAVID WICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

Notary Public
My Commission Expires: