WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150063947 DEEDWARR
Recvd: 08/04/15 09:22 2 pgs
Fees:13.00 Taxes:817.70

20150804-0076886

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Caleb Arb	Franklin American Mortgage Co	075120B02300CO
(NAME)	(NAME)	
909 Waynewood Lane	501 Corporate Centre Drive Suite 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Wallace R Minchey and Janet L Minchey**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Caleb Arb and Shaina Arb**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

P. J. husband and wife

Land in 2nd Civil District of Davidson County, Tennessee, being all of Lot 94 on the Plan of Phase One & aportion of Phase Two Section 1, Brookside Woods, of record in Plat Book 9700, Page 397, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wallace R. Minchey and wife, Janet L. Minchey by Warranty Deed from Larry Powell Builders, Inc., dated 05/26/2000, recorded 05/30/2000 of record in Instrument No. 200005300053521, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) all matters shown on the plat of recorded in Plat Book 9700, Page 397, said Register's office; (2) covenants, conditions, easements and restrictions of record in Book 10444, Page 213, as amendment of record in Book 11103, Page 156, said Register's Office, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; (3) Easement Deed of record in Instrument No. 20140114-0003778, said Register's Office; (4) Easement of record in Book 5609, Page 627, said Register's Office; (5) Charter of record in Book 10451, Page 506, said Register's Office; (6) Quitclaim Deed of record in Book 11450, Page 112, said Register's Office; and (6) Affidavit of record in Instrument No. 20140416-0031703, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 909 Waynewood Lane, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hands this 30 day of July, 2015.

Wallace R Minchey

Janet L Minchey

State of Tennessee
County of Wilson

Personally appeared before me Wallace R Minchey and Janet L Minchey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of July, 2015.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122