BILL GARRETT, Davidson County
Trans:T20150065616 DEEDWARR
Recvd: 08/07/15 10:16 2 pgs
Fees:13.00 Taxes:1387.13
20150807-0078824

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$374,900.00**.

Affiant

Subscribed and sworn to before me, this 4th day of August, 2015.

Notary Public

My commission expires:_____

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Walter Milton, Jr.	**Bank of Tennessee**	**Map\Parcel: 155-07-0A-012.00-CO**
7176 Forrest Oaks Drive	**301 E Center Street**	
Nashville, TN 37221	**Kingsport, TN 37660**	

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 ACKNOWLEDGE, WE,

Bartlett C. Arnold and wife, Ruth F. Arnold

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

Walter Milton, Jr. and Lisa J. Petros, husband and wife

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. 1 on the Plan of Revision One to Final Plat of the Poplar Creek Estates, Phase III, Section "B" Subdivision of record in Plat Book 9700, Page 123,in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bartlett C. Arnold and wife, Ruth F. Arnold by Warranty deed from Poplar Creek Development Co. of record in Book 10392, page 886, Register's Office for Davidson County, Tennessee, dated March 21, 1997 and recorded on March 26, 1997.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees;

This conveyance is subject to all easements, restrictive covenants and conditions, of record in Book 6474, page 346, as amended in Book 6486, page 587; Book 6662, page 433, as amended in Book 6987, page 966, Book 7270, page 648, and in Book 7964, page 33; Book 9472, page 824, Register's Office for Davidson County, Tennessee.; Charter of Poplar Creek Homeowners Association, Inc. of record in Book 7120, page 125; and other matters of record, including all items set out on any applicable plat of record.

This is **improved** property known as 7176 Forrest Oaks Drive Nashville, TN 37221.

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 4th day of August, 2015.

Bartlett C. Arnold

Ruth F. Arnold

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Bartlett C. Arnold and Ruth F. Arnold the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of August, 2015.

Notary Public

My Commission Expires: 10/2/17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

File #: **150296**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066