THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15074824

BILL GARRETT, Davidson County
Trans:T20150074168 DEEDWARR
Recvd: 09/01/15 09:35 2 pgs
Fees:13.00 Taxes:662.30

20150901-0088468

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $179,000.00.

Charlene L. Van Arsdale
Affiant

Subscribed and sworn to before me, this 31st day of August, 2015.

Notary Public
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Zackery Van Arsdale and Andie Van Arsdale 812 Autumn Court Nashville TN 37221-2359	New Owner	Tax Parcel ID No. 141-07-0-B-048.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charlene L. Van Arsdale, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zackery Van Arsdale and Andie Van Arsdale, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 203, SOMERSET FARMS, FIRST REVISION-SECTION THREE, as shown on plat of record in Plat Book 7900, Page 741, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Charlene L. Van Arsdale, unmarried by Warranty Deed from Clayton A. Chapman, recorded on the 22nd day of August, 2008 in Instrument No. 20080822-0086603, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 7900, Page(s) 741, Plat Book 7900, Page 721, Plat Book 6900, Page 972, Plat Book 7900, Page 327 and Instrument No. 20001204-0118884.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8556, Page 11, Book 9383, Page 526 and Book 9662, Page 869.

Charter of Homeowners Association, recorded in Book 8235, Page 521 and Book 8584, Page 20.

Easement for Sewer Line, recorded in Book 9731, Page 142.

Easement for Water/Sewer, recorded in Book 3314, Page 23.

Easement for Right of Access, recorded in Book 3314, Page 23.

Easement for the flow of the waters of the Harpeth River, and the rights of the public therein.

Conveyance for common areas recorded in Book 9101, Page 667.

Plat showing open spaces recorded at Instrument No. 20001204-0118884.

Conveyance for Utilities recorded in Book 9443, Page 950.

This is improved property located at 812 Autumn Court Nashville, TN 37221-2359

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 31st day of August, 2015.

Charlene L. Van Arsdale _____

Charlene L. Van Arsdale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charlene L. Van Arsdale, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2015.

_____
Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019