THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150075601 DEEDWARR
Recvd: 09/04/15 09:46 2 pgs
Fees:13.00 Taxes:1017.50
20150904-0090284

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Roy James Renfro, Jr. and Mitzi Renfro 6107 Martingale Brentwood, TN 37027	New Owner	146-12-O-122.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **BEAU WEST and wife, MELANIE K. WEST**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **ROY JAMES RENFRO, JR. and MITZI RENFRO, husband and wife**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Arrowwood Subdivision, of record in Book 6050, page 275, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Beau West and wife, Melanie K. West, by Warranty Deed from Ann S. Wing, of record in Instrument No. 20070326-0036150, dated 3/9/2007, Register's Office for Davidson County, Tennessee.

Subject to: 1) Restrictive covenants of record in Book 2154, page 326, Davidson County Register of Deeds, 2) all matters of record in Plat Book 6050, page 275, said Register's Office, and 3) taxes for the year 2015 and subsequent years, a lien but not yet due and payable.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **31st** day of **August**, **2015**:

Beau West **Melanie K. West**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BEAU WEST AND MELANIE K. WEST**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of August, 2015:

Notary Public

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $275,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2015:

Notary Public

My Commission Expires 5/23/18

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON