ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Kathleen M. Arivett and Anthony B. Arivett 504 St. Paul Drive Hermitage, TN 37076	NEW OWNERS	051150A08000CO
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		Box 26b

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Harry G. Hemmerly and Robbie M. Hemmerly, husband and wife (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Kathleen M. Arivett and Anthony B. Arivett, wife and husband (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Unit No. N-80 as shown on the plat of Quail Creek Condominium, of record in Book 6328, pages 89-90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Quail Creek Homeowners Association, all as described in Book 6328, page 44, et seq, said Register's Office.

Being the same property conveyed to Harry G. Hemmerly and wife, Robbie M. Hemmerly by Quitclaim Deed from Patrick D. Hemmerly and wife, Theresa E. Hemmerly of record in Instrument Number 20150324-0025229, recorded on the 24th day of March, 2015, said Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2016 Davidson County taxes are not yet due and payable.
2. Matters shown of record in Book 6328, page 89-90, said Register's Office.
3. Master Deed of record in Book 6328, page 44, said Register's Office.
4. Easement of record in Book 4203, page 221 and in Instrument No. 20120228-0017172, said Register's Office.
5. Easement of Quail Creek Condominiums Owners Association to Comcast of record in Instrument No. 20130709-0070572, said Register's Office.
6. Charter of Quail Creek Condominiums Owners Association of record in Book 6340, page 410 and in Instrument No. 20090226-0016995, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20150086554 DEEDWARR
Recvd: 10/12/15 09:07 2 pgs
Fees:13.00 Taxes:187.68
20151012-0103457

This is an improved property commonly known as 420 Walton Lane, Unit N-80, Madison, TN 37115.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $50,725.00.

Affiant

Subscribed and sworn before me this 2nd day of October, 2015.

Notary Public

Commission Expires: 1-6-19

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

And Grantors do covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 2nd day of October, 2015.

Harry G. Hemmerly

Robbie M. Hemmerly

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Harry G. Hemmerly and wife, Robbie M. Hemmerly with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of October, 2015.

ROBERT D. NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 8, 2017

My Commission Expires:

Notary Public