WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150099360 DEEDWARR
Recvd: 11/23/15 10:12 2 pgs
Fees:13.00 Taxes:1036.00
20151123-0118447

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $280,000.00.

Affiant Jane D. Hines

Subscribed and sworn to me on November 19, 2015.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires 8-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28908SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Justin H. Arnold 6784 Gower Road Nashville, TN 37209	Avenue Bank 3823 Cleghorn Avenue Nashville, TN 37215	101-174-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jane D. Hines, an unmarried woman, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Justin H. Arnold, an unmarried man, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, and being more particularly described according to a survey by John Kohl and Company, P.C. dated December 1, 1987, as follows: Beginning at a point in the northerly boundary of Gower Road, 1200 feet West of River Road; thence following Gower Road around a curve to the West 396.48 feet to a point; thence North 52 degrees 46 minutes 50 seconds West 429.91 feet to a point; thence North 58 degrees 47 minutes 12 seconds East 233.35 feet to a point; thence North 45 degrees 16 minutes 19 seconds West 354.21 feet to a point; thence North 44 degrees 43 minutes 41 seconds East 218.03 feet to a point; thence South 45 degrees 16 minutes 19 seconds East 651.50 feet to the point of beginning.

Being the same property conveyed to Jane D. Hines, by Warranty Deed from Christopher V. Hawkins and Stephanie P. Hawkins, husband and wife, of record in Instrument No. 20080514-0049456, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County and Nashville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Rights of the public to the use of that part of the land described herein within the bounds of Gower Road.
3. Matters of Survey by John Kohl and Company, P.C., dated December 1, 1987.

This property is also known as improved property located at 6784 Gower Road, Nashville, TN 37209.

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, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 19th day of November, 2015.

Jane D. Hines

Jane D. Hines

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 19th, 2015, before me personally appeared Jane D. Hines to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on November 19th, 2015.

Lora A. Bryan

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017

Record & Return To:
Watauga Title of Rutherford Co., LLC
230 Glenis Dr., Suite 304
Murfreesboro, TN 37129