WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160004432 DEEDWARR
Recvd: 01/19/16 09:58 2 pgs
Fees:13.00 Taxes:771.45
20160119-0004792

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$208,506.00**.

Affiant

Subscribed and sworn to before me, this the 15th day of January, 2016.

Notary Public

My commission expires: 5-9-18

(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ben Blankenship **Carol Buttenham**	**Bank of Tennessee**	**Map 120-09-0 Parcel 081-00**
513 Dunailie Drive	**301 E. Center Street**	
Nashville, TN 37217	**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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Eric P. Arnold and Tracy K. Arnold, husband and wife

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

Ben Blankenship, unmarried man and Carol Buttenham, unmarried woman, as joint tenants with right of survivorship

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. 5A45, on the Plan of Glengarry Park Subdivision, Section Five-A, of record in Book 3300, Page 58, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Eric P. Arnold and Tracy K. Arnold, husband and wife, by Deed dated June 8, 2015 from Amanda Dean, as Successor Trustee for The 513 Dunailie Drive Trust, of record in Instrument No. 20150610-0054424, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 3300, Page 58, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 3196, Page 148, and amended in Book 3377, Page 567, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **513 Dunailie Drive, Nashville, TN 37217**

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 15 day of January, 2016..

Eric P Arnold

Eric P. Arnold

Tracy K. Arnold

Tracy K. Arnold

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Eric P. Arnold and Tracy K. Arnold,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of **January**, **2016**.

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17