WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160023525 DEEDWARR
Recvd: 03/23/16 09:28 2 pgs
Fees: 13.00 Taxes: 555.00

20160323-0027367

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: ~~March 03, 2020~~ 9/25/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Greg Bush	Newowner	052-12-0-A-020.00 CO
(NAME)	(NAME)	
2033 Candlebrook Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Arthur R. Arcinas and wife, Natividad M. Arcinas**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Greg Bush,** hereinafter called the GRANTEE, his 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. 20 on the Plan of Candlewood, of record in Instrument No. 20030122-0009060, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Arthur R Arcinas and wife, Natividad M Arcinas by deed of record in Instrument #20030122-0009060, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Arthur R. Arcinas by Natividad M. Arcinas as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20160323-0027366, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2033 Candlebrook Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and we do covenant with the 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 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 GRANTEE, his 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 hands this 11th day of March, 2016.

Arthur R. Arcinas by attorney-in-fact
Arthur R. Arcinas
By: Natividad M. Arcinas, Attorney-in-Fact

Natividad M. Arcinas

State of Tennessee
County of Davidson

On this 11th day of March, 2016 before me personally appeared Natividad M. Arcinas, the person who executed the foregoing instrument on behalf of Arthur R. Arcinas, and acknowledged that she executed the same as the free act and deed of the said Arthur R. Arcinas through Power of Attorney granted Natividad M. Arcinas, by the said Arthur R. Arcinas.

Sondra Reece
Notary Public

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: March 03,2020

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Natividad M Arcinas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 11th day of March, 2016.

Sondra Reece
Notary Public Sondra Reece
My Commission Expires: March 03, 2020

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File No.: 20641