WARRANTY DEED

P-AVE-16-504-T

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin J. Griffith and Lindsey F. Griffith	**New Owner**	
(NAME)	(NAME)	**141-05-0A-078.00-CO**
504 Lyndeboro Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JONATHAN ARNOLD AND AMY JO ARNOLD, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN J. GRIFFITH AND WIFE, LINDSEY F. GRIFFITH,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 78 on the Plan of Final Plat of Avondale Park, Phase 1, Section 2. "Cluster Lot Subdivision" of record in Plat at Instrument No. 20081218-0121117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan Arnold and Amy Jo Arnold, husband and wife by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20100520-0039068 Register's Office for Davidson County, Tennessee, dated May 15, 2010 and recorded on May 20, 2010 and Scriveners Affidavit recorded on June 03, 2010, in Instrument No. 20100603-0042954.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20081218-0121117;
- Covenants, Conditions and Restrictions of record in Instrument No. 20081203-0117452 and amended in Instrument Nos. 20090331-0028791 and 20101223-0102254;
- Access Easement Agreement of record in Instrument No. 20041207-0145662;
- Transmission Line Easement of record in Instrument No. 2006011-00003857;
- Deed to USA of record in Record Book 4118, Page 694 and Book 4228, Page 635;
- Order to TVA of record in Book 4273, Page 280;
- Easement to Harpeth Valley Utilities District of record in Instrument Nos. 20040204-0013639, 20040204-0013640, 20080818-0084836 and 20040204-0013641;
- Storm Water Detention Agreement of record in Instrument No. 20060512-0055867;
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20071002-0117293;
- Easements of record in Book 787, Page 7, Book 4193, Page 903, Book 5738, Page 832, Book 7601, Page 400, and Book 1237, Page 674;
- Easement and right of way for electric power transmission line and poles with rights of ingress and egress and other rights and privileges granted to United States in Book 4193, page 903, Register's Office for Davidson County, Tennessee.
- Easement for water line granted Rodgers Properties in Book 5738, page 832, Register's Office for Davidson County, Tennessee.
- Easement for sewer line granted Harpeth Valley Utilities in Book 7601, page 400, Register's Office for Davidson County, Tennessee.
- Easement for water main in Book 1237, page 674, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument No. 20081203-0117350;
- Subject to easement of record in Book 5738, Page 819, and Partial Abandonment thereof in Instrument No. 20080826-0087638;
- Easement of record in Instrument No. 20090414-0033629, Register's Office for DavidsonCounty, Tennessee; and

BILL GARRETT, Davidson County
Trans:T20160031892 DEEDWARR
Recvd: 04/19/16 11:05 2 pgs
Fees:13.00 Taxes:1036.00

20160419-0037633

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **504 Lyndeboro Court , Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 the 15th DAY OF APRIL, 2016.

Jonathan Arnold

Amy Jo Arnold

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN ARNOLD AND AMY JO ARNOLD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212