RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Debbie Bean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF MAY, 2016.

E Prophet
Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Phillip Olson	Fifth Third Mortgage	041 11 0 030.00
(NAME)	(NAME)	
3932 Banbury Drive	2106 Crestmoor Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety-Seven Thousand And No/100 Dollars ($197,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **David A. Arlaud and Kandace M. Arlaud, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Phillip Olson***, 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:

*, a single man

The following described property located in Davidson County, Tennessee, to-wit:

Lot 433, in the plan of Bells Hire Estates, Section "B", as of record in Book 2331, Page 129, Register Office for Davidson County, Tennessee. Said Lot No. 433 fronts 200.0 feet on the Northerly side of Banbury Drive and extends back 287.0 feet on the Easterly line and 147.1 feet on the Westerly Line to a dead line measuring 197.8 feet thereon.

Being the same property conveyed to David A. Arlaud and Kandace M. Arlaud, a married couple by Warranty Deed from Thomas Pillow, married dated February 28, 2013 and recorded March 5, 2013 as Instrument No. 201303050021724, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20160039219 DEEDWARR
Recvd: 05/11/16 10:52 2 pgs
Fees:13.00 Taxes:728.90
20160511-0046742

File Number: FRN-162345SSO

unimproved ☐
This is improved ☒ property, known as 3932 Banbury Drive, Nashville, TN 37207

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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this 9th day of May, 2016.

David A. Arlaud

Kandace M. Arlaud

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

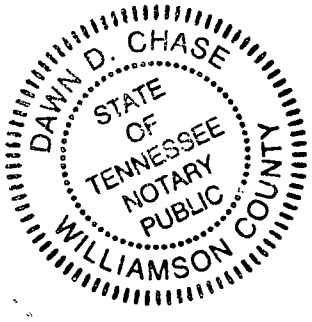
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. David A. Arlaud and Kandace M. Arlaud, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of May, 2016.

Notary Public

My Commission Expires: 3/6/18

(SEAL)



File Number: FRN-162345SSO