BILL GARRETT, Davidson County
Trans:T20160063057 DEEDWARR
Recvd: 07/22/16 09:15 2 pgs
Fees:13.00 Taxes:388.50
20160722-0075499

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-1192

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible]5,000.00

Affiant

KELLY DORSEY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of July, 2016

Notary Public
Commission Expires: 5.20.17

Address of New Owner	Send Tax Bills To:	Map & Parcel
Richard J. Arnold 2605 Timberland Dr Nashville, TN 37217	New Owner	150-02-0-446.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

David C. Peneguy, Jr. and Marcy Ann Peneguy, formerly known as Marcy Ann Grove, husband and wife, as tenants by the entirety

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard J. Arnold and wife, Dorothy J. Arnold

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Rutherford COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 145-B, Zone Lot Division of Lots 143 thru 147, Harbor Gate Subdivision, Section Two, as of record in Plat Book 6900, Page 296, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to David C. Peneguy, Jr. and Marcy Ann Grove, husband and wife, as tenants by the entirety, by Quitclaim Deed from David C. Peneguy, Jr. and Marcy Ann Grove, husband and wife, vested previously as unmarried persons, dated 10/23/13 and recorded 10/29/13 in Instrument No. 20131029-0112344; and being the same property previously conveyed to David C. Peneguy, Jr. and Marcy Ann Grove, both unmarried, by Warranty Deed from Rise M. Gustafson, unmarried, dated 3/23/00 and recorded 3/28/00 in Instrument No. 20000328-0030884, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1112 Mary Evelyn Court, 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, their heirs and assigns forever; and we so covenant with 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of July, 2016.

David C. Peneguy, Jr.

Marcy Ann Peneguy

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David C. Peneguy, Jr. and Marcy Ann Peneguy** 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 at Brentwood, Tennessee this 19th day of July, 2016.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)