BILL GARRETT, Davidson County
Trans:T20160070059 DEEDWARR
Recvd: 08/12/16 10:47 2 pgs
Fees:13.00 Taxes:739.63
20160812-0084148

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Richard A. Arnold, Jr.
1304 Brendale Court
Nashville, TN 37214-3992

SEND TAX BILL TO:
Guaranty Trust Company
316 Robert Rose Drive
Murfreesboro, TN 37129

MAP/PARCEL 108-04-0A-089.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Jeremy L. Donato, a single man,** has this day bargained and sold, and does hereby transfer and convey unto **Richard A. Arnold, Jr. and Anne E. Arnold, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Final Plat Villages of Larchwood, Phase II, Section III of record in Plat Book 9700, Page 861, 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 Jeremy L. Donato, a single man by Warranty deed from Taneka L. Crawford, a single woman of record in Instrument No. 20100803-0061115 Register's Office for Davidson County, Tennessee, dated July 22, 2010 and recorded on August 03, 2010.

This is improved property known as: **1304 Brendale Court, Nashville, Tennessee 37214.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 9700, page 861, and restrictions in Book 6435, Page 189, Book 10715, Page 162; Book 10940, Page 499; Book 11448, Page 741; Instrument No. 20010625-067106, and Instrument No. 20000928-0096105, and

encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 29th day of July, 2016.

Jeremy L. Donato by Patricia Rowland as attorney-in-fact

Jeremy L. Donato by Patricia Rowland as attorney-in-fact, recorded in Instrument No. 20160812-0084147, Register's Office of Davidson County, Tennessee.

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 Patricia Rowland, as attorney-in-fact for Jeremy L. Donato, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she executed the within instrument as the free act and deed of the said Jeremy L. Donato, the within named bargainor, for the purposes therein contained by virtue of a Durable Limited Power of Attorney duly executed by the said Patricia Rowland, and recorded simultaneously herewith in Instrument No. _____, of the Register's Office of Davidson County, Tennessee.

WITNESS my hand and official seals at office this 29th day of July, 2016.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $199,900.00.

AFFIANT

Subscribed and sworn to before me this the 29th day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 5-20-19

File No: 169572