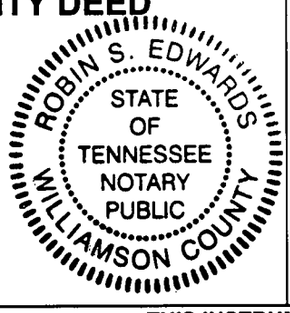
WARRANTY DEED



P-VRES-16-133-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/24/2019 (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)
Susan Arsenault	New Owner	
(NAME) **133 Holly Forest**	BILL GARRETT, Davidson County Trans:T20160070045 DEEDWARR Recvd: 08/12/16 10:40 2 pgs Fees:13.00 Taxes:832.50 20160812-0084166	**142-08-0A-039.00-CO**
(ADDRESS) **Nashville, TN 37221**		
(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, **DOROTHY SAVAGE DAVIS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUSAN ARSENAULT, AN UNMARRIED WOMAN,** 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 being Unit No. 39 as shown on the plan of Phase I, Coronado Town Home Condominiums of record in Book 4860, Page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dorothy Savage Davis by Warranty deed from Paschal O'Dwyer and wife, Tracie O'Dwyer, formerly known as Tracie Narey of record in Instrument No. 20021108-0138188 Register's Office for Davidson County, Tennessee, dated October 28, 2002 and recorded on November 08, 2002.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 4860, Page 26;
- Master Deed of record in Book 4901, Page 679, as amended in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675 and Book 5869, Page 269;
- By-Laws of record in Book 4901, Page 702;
- HOA Charter of record in Book 4902, Page 938, Book 6132, Page 118, as amended in Book 7694, Page 733;
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130118-0006281, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **133 Holly Forest, 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 11th DAY OF AUGUST, 2016.

Dorothy Savage Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOROTHY SAVAGE DAVIS, 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 11th of August, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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