BILL GARRETT, Davidson County
Trans:T20160089977 DEEDWARR
Recvd: 10/12/16 11:57 2 pgs
Fees:13.00 Taxes:603.10
20161012-0107900

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **16-1332**

WARRANTY DEED

THIS INDENTURE, made and entered into this **10/05/2016**, by and between **Michael Bartholomew**, parties of the first part, and **Arren Sidney King**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

BEING LOT NO. 89 ON THE PLAN OF BORDEAUX HILLS, SECTION IV, AS OF RECORD IN BOOK 3600, PAGE 49, SAID LOT FRONTS 55 FEET ON THE NORTHEASTERLY SIDE OF MAYER LANE AND RUNS BACK 120 FEET ON THE SOUTHEASTERLY LINE AND 141.68 FEET ON THE NORTHWESTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 59.05 FEET.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL BARTHOLOMEW, A SINGLE PERSON BY SPECIAL WARRANTY DEED FROM THE BANK OF NEW YOURK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-RP1, RECORDED ON 02/02/2016 IN INSTRUMENT NO. ~~2016002~~0010153, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE. 20160202-

This conveyance is made subject to: All existing Easements and Restrictions of record

Parcel ID # **80-8-235**
☒ Improved **3208 Mayer Lane, Nashville, TN 37218**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Michael Bartholomew

Michael Bartholomew

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Michael Bartholomew** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 5th day of October, 2016..

Rebecca T. Garland

Notary Public

My Commission Expires: 5/8/17

****

Owner's Name: **Arren Sidney King**

and Address: **3208 Mayer Lane, Nashville, TN 37218**

Mail tax bills to Linda King and Arren King
3208 Mayer Lane
Nashville TN 37218

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$163,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 5th day of October, 2016..

Rachel Marie Collins

Notary Public

My Commission Expires: 3.21.20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM