29146-8 Box 14

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16109754**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $479,900.00 Affiant Subscribed and sworn to before me, this 15th day of November, 2016. Notary Public My Commission Expires: 5-8-18 ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Stephen Norman Neth 2006 FRANKLIN AVE Nashville TN 37206-1738	Send Tax Bills To: Farmington Mortgage, a div of CapStar Bank 2002 Richard Jones Road Suite 300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 083-06-0L-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John V. Arnold, unmarried and Lisa M. Arnold n/k/a Lisa Michelle Smiley, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen Norman Neth and Anna Dewease Stone, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit 2006-B, Townhomes at 2006 Franklin Avenue, a Horizontal Property Regime with Private Elements as set out in the Declaration of Covenants, Conditions, and Restrictions of record as Instrument Number 20140313-0020933, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

Being the same property conveyed by Warranty Deed from HoneyBee Partners, LLC, a Tennessee limited liability company to John V. Arnold and Lisa M. Arnold, husband and wife as recorded on the 25th day of November, 2014 in Instrument No. 20141125-0108619 and Warranty Deed from Alana T. Williams, married to HoneyBee Partners LLC as recorded on the 13th day of March, 2014 in Instrument No. 20140313-0020921, in the Register's Office of Davidson County, Tennessee. This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 161, Page(s) 134.

BILL GARRETT, Davidson County
Trans:T20160101740 DEEDWARR
Recvd: 11/17/16 11:06 2 pgs
Fees:13.00 Taxes:1775.63
20161117-0121311

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions, and Restrictions recorded in Instrument No. 20140313-0020933.

Mutual Access Easement Agreement as set forth in instrument recorded in Book 6121, Page 31.

Restrictive Covenant for Detached Structure recorded at Instrument No. 20150526-0048153.

This is improved property located at 2006 FRANKLIN AVE Nashville TN 37206-1738

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of November, 2016.

John V. Arnold

Lisa M. Arnold n/k/a Lisa Michelle Smiley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John V. Arnold, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lisa M. Arnold n/k/a Lisa Michelle Smiley, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018