BILL GARRETT, Davidson County
Trans:T20160108535 DEEDWARR
Recvd: 12/09/16 14:19 2 pgs
Fees:13.00 Taxes:943.50
20161209-0129540

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF Nov, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/5/2018

(AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL ARNELL, ET UX	New Owner	**098-09-0A-021.00-CO**
(NAME)	(NAME)	
308 KETCH COVE		
(ADDRESS)	(ADDRESS)	
HERMITAGE, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **WE, YOVANCHA H. LEWIS-BROWN AND ROY BROWN, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL ARNELL A/K/A MICHAEL D. ARNELL AND WIFE, RUTH ARNELL A/K/A RUTH J. ARNELL,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 120, Phase One, Lake Shore, of record in Plat Book 6900, Page 684, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Yovancha H. Lewis-Brown and Roy Brown, wife and husband, from Sabrina C. Jewell and Husband, Ty O. Jewell, by deed dated June 26, 2014, of record in Instrument No. 20140630-0057280, said Register's Office.

This conveyance is subject to matters as set forth in the Plan of record in Plat Book 6900, Page 684; Easements of record in Book 1298, Page 133, Book 4077, Page 604, Book 370, Page 455, Book 633, Page 569, and Book 1055, Page 248; Declaration of Covenants, Conditions, and Restrictions, as set forth in Restrictions and By-Laws of record in Book 7572, Page 669; Charter of record in Book 7892, Page 464 and Book 8709, Page 424; Open Space of record in Book 8697, Page 123; and any and all other easements, restrictions, and conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **308 KETCH COVE, HERMITAGE, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 our hands this 29 day of Nov, 2016.

YOVANCHA H. LEWIS-BROWN

ROY BROWN

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 **Yovancha H. Lewis-Brown and Roy Brown,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of Nov, 2016.

My commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public