BILL GARRETT, Davidson County
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20170119-0006113

ADDRESS NEW OWNERS and
SEND TAX BILLS:
CARL ARNETT and
CARLITA L. ARNETT
1345 Bell Rd. #446
Antioch, TN 37013

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
162 - 12 - B - 72 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, RICHARD LEIPZIG, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfer and convey to CARL ARNETT, a single man, and CARLITA L. ARNETT, a single woman hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee being Unit No. 15D, of tract II on the plan of final plat, Villas at Belle Parke, phase II, A horizontal property regime, of record in Instrument No. 20020722-0087814, and as defined in the amendment to Master Deed and by-laws of record in Instrument No. 20040218-0018915 to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Richard Leipzig from the Secretary of Housing and Urban Development Act, by deed dated October 7, 2014, and recorded at Instrument No. 20141010-0094142 in the Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1345 Bell Rd. Unit #446, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

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ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTOR covenants with GRANTEES that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds himself, hisr heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 13 day of January, 2017.

RICHARD LEIPZIG

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, RICHARD LEIPZIG, 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 executed the within instrument for the purposes therein contained.

Witness my hand at office this 13 day of January, 2017

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $167,000.00.

AFFIANT

Subscribed to and sworn before me, this the 13 day of January, 2017.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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