THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170110452** BILL GARRETT, Davidson County Trans:T20170023580 DEEDWARR Recvd: 03/20/17 15:03 2 pgs Fees:13.00 Taxes:2590.00 20170320-0027086	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $700,000.00. Susan E. Hammonds-White Affiant Subscribed and sworn to before me, this 17th day of March, 2017. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: B. Crisman Arnold and Alene W. Arnold 4812 Granny White Pike Nashville TN 37220-1014	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-15-080.00

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, **Susan Hammonds White and Walter H. White III, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **B. Crisman Arnold and Alene W. Arnold, 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 Lot No. 15 of Block "A" on the Map of Lealand Manor, as of record in Book 974, Page 74, Register's Office for said County.

Said Lot No. 15 fronts 277.9 feet on the Easterly side of Granny White Pike and runs back 269.1 feet on the Northerly line and 259 feet on the Southerly line, to the Westerly margin of Lot No. 14 in said subdivision, on which it measures 278.6 feet thereon.

Being the same property conveyed to Susan Hammonds White, and husband, Walter H. White, III by Warranty Deed from Woodrow W. Wasson, recorded on the 8th day of September, 2003 in Instrument No. 20030908-0130727, 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 of LEALAND MANOR, as recorded in Plat Book 974, Page(s) 74.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for the flow of the waters of the West Fork Brown's Creek, and the rights of the public therein.

This is improved property located at 4812 Granny White Pike Nashville TN 37220-1014

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 17th day of March, 2017.

Susan E. Hammonds White
Susan Hammonds White

Walter H. White III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan Hammonds White and Walter H. White III, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of March, 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018