This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $529,750.00.

Elaine C. Williams
Affiant

Subscribed and sworn before me this the 30th day of March, 2017.

Mary Birthright
Notary Public
My commission expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

BILL GARRETT, Davidson County
Trans: T20170027616 DEEDWARR
Recvd: 04/03/17 09:29 2 pgs
Fees: 13.00 Taxes: 1960.08
20170403-0031941

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jeremy Arnott	USAA Federal Savings Bank	118, 14, 0, 135.00
3524 Pleasant Valley Rd	405 Two Mile Pike, Unit 2, Ste. B	
Nashville, TN 37204	Goodlettsville, TN 37072	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SARAH EMILY. WISEMAN SENN A/K/A SARAH E. WISEMAN, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JEREMY ARNOTT, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Longview Manor, Sections 1 and 2, of record in Plat Book 1424, Page 127, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sarah Emily Wiseman Senn, a married person by Warranty Deed from Dorothy J. Tulley, an unmarried person of record in Book 10035, page 804, Register's Office for Davidson County, Tennessee, dated April 26, 1996 and recorded on May 2, 1996.

Sarah Emily Wiseman Senn divorced Stephen Lyle See on June 27, 1996 and the aforementioned property was never the marital residence.

The said Sarah Emily Wiseman Senn and Sarah E. Wiseman are one and the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3524 Pleasant Valley Rd, Nashville, TN 37204.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

SW

Witness my hand this the 30th day of March, 2017.

Sarah E. Wiseman

Sarah Emily Wiseman Senn A/K/A Sarah E. Wiseman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sarah Emily Wiseman Senn A/K/A Sarah E. Wiseman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of March, 2017.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY