WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170036036 DEEDWARR
Recvd: 04/28/17 12:40 2 pgs
Fees:13.00 Taxes:1147.00
20170428-0041966

O-CL-17-1205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Darrell G. Arnett **Debra Ann Arnett**	new owner	
(NAME) **1205 South Graycroft Avenue**	(NAME)	**051-06-0-037.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERLY THORNTON, JR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DARRELL G. ARNETT AND WIFE, DEBRA ANN ARNETT,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Property located in the 4th Councilmanic District of Nashville, Davidson County, Tennessee, being Part of Lot No. 23 on the Final Plat of Oakland Acres, section Three, as of record in Plat Book 2133, page 34, Register's Office for Davidson County, Tennessee, and being more particularly described according to a boundary survey prepared by Wamble & Associates, PLLC Dated December 17, 1998, as follows:

Beginning at an iron rod (new) on the Easterly right-of-way line of South Graycroft Avenue (60 foot ROW), said rod being the Northwest corner of the herein described property and the Southwest corner of Lot 22 on the Final Plat of a Resubdivision of Lot 20 and 21, Section Two, and Lot 22, Section Three, Oakland Acres, as of record in Plat Book 2083, page 60, Register's Office for Davidson County, Tennessee; thence, following the South line of said Lot 22 South 86 degrees 45' 00" East, 214.23 feet to a concrete monument (old), being the Southeast corner of said Lot 22, also being the Southwest corner of Lot 20; thence following the South line of said Lot 20, South 86 degrees 45' 00" East 91.14 feet to a concrete monument (old), being the Northwest corner of Lot 42 on the Final Plat of Oakland Acres, Section Four, as of record in Plat Book 2133, page 19, Register's Office for Davidson County, Tennessee; thence following the west line of said Lot 42 and a portion of Lot 41, South 03 degrees 19' 56" West, 150.00 feet to an iron rod (new), being the Northeast corner of Lot 24 on the Final Plat of Oakland Acres, Section Two of record in Plat Book 2133, page 33, Register's Office for Davidson County, Tennessee; thence following the North line of said Lot 24, North 86 degrees 45' 00" West, 307.20 feet to an iron rod (new) on the Easterly right-of-way line of South Graycroft Avenue, also being the Northwest corner of said Lot 24; thence following said Easterly right-of-way line North 04 degrees 01' 56" East, 150.00 feet to the point of beginning; containing 45,912.52 square feet or 1.05 acres, more or less.

Being the same property conveyed to Erly Thornton, Jr. by Quitclaim deed from Thornton and Associates, Inc., a Tennessee Corporation of record in Instrument No. 200008020076579 Register's Office for Davidson County, Tennessee, dated July 31, 2000 and recorded on August 02, 2000.

NOTE: DURABLE POWER OF ATTORNEY PREVIOUSLY RECORDED IN INSTRUMENT NUMBER 20151110-0114380.

NOTE: KAREN JONES THORNTON JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS/HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 34, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 2092, Page 492, in the Register's Office for Davidson County, Tennessee;
- ROW Easement and slope of record in Book 7706, Page 371, in the Register's Office for Davidson County, Tennessee;

- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1205 South Graycroft Avenue , Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 25th DAY OF APRIL, 2017.

Erly Thornton, Jr. by Karen Jones Thornton, Attorney In Fact

Karen Jones Thornton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen Jones Thornton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ERLY THORNTON, JR., and who acknowledged he/she/they executed the same as the free act and deed of the said ERLY THORNTON, JR..

Witness my hand and official seal, this the 25th of April, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of April, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212