RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-3413

WARRANTY DEED

CINDY BEEBE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: August 16, 2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2690-A Memorial Blvd., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ARCH, LLC	New owner	074-16-0-066
(NAME) c/o Arthur W. Raines	(NAME) 916 Sandburg Court	Davidson County DEEDWARR Recvd: 07/12/17 15:10 3 pgs Fees:18.00 Taxes:647.50 **20170712-0070283**
(ADDRESS) 916 Sandburg Court	(ADDRESS)	
Nashville, TN 37214	Nashville TN 37214	
(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 considerations, the receipt of which is hereby acknowledged, I, **Mona L. Evans**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **ARCH, LLC, a Tennessee Limited Liability Corporation**, hereinafter called the GRANTEE(S), 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 No. 419, on the Plan of Hermitage Hills, Section Five, as of record in Plat Book 3300, Page 1 and 2, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mona L. Evans, an unmarried woman by Warranty Deed dated 04/30/2010 from George Wheeler Jr. and Karen Minick Wheeler, husband and wife of record in Instrument 201005050033899, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: All matters as set forth per Book 3300, Page 1, Book 3300, Page 2, said Register's Office, Restrictive Covenants of record in Book 3222, Page 154, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 219 Bonnabrook Drive, 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 GRANTEE(S), their heirs and/or 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/or 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 hand this 12th day of July, 2017.

Mona L. Evans

State of Tennessee
County of Rutherford

Personally appeared before me Mona L. Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of July, 2017.

Notary Public: Cindy Beebe
My Commission Expires: August 16, 2020

CINDY BEEBE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Memorial Title, LLC
2690-A Memorial Blvd.
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Cindy Beebe, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Memorial Title LLC

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Christopher R. Jackson, a notary public in and for the aforesaid county and state, the within named Cindy Beebe, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

My Commission Expires: March 18, 2019