BILL GARRETT, Davidson County
Trans:T20170064804 DEEDWARR
Recvd: 07/28/17 09:19 3 pgs
Fees:18.00 Taxes:569.80
20170728-0076494

WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/8/21
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY STEVEN PAUL DISSER

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Michael Boyer	Churchill Mortgage Corp.	05104002200
(NAME) 634 Gibson Dr.	(NAME) 761 Old Hickory Blvd Ste 400	
(ADDRESS) Madison, TN 37115	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I; Eugene Bruce Arnold and Susan B. Arnold, Trustees of the Eugene Bruce Arnold and Susan B. Arnold Revocable Family Trust, established by the Revocable Family Trust Agreement of Eugene Bruce Arnold and Susan B. Arnold, dated October 10, 2009, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Boyer, an unmarried man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennesee, described as follows, to-wit:

Being Lot No. 4 on the Plan of Dale Heights, of record in Book 2330, Page 153, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Eugene Bruce Arnold and Susan B. Arnold, Trustees of the Eugene Bruce Arnold and Susan B. Arnold Revocable Family Trust, established by the Revocable Family Trust Agreement of Eugene Bruce Arnold and Susan B. Arnold dated October 10, 2009 from Eugene Bruce Arnold and Susan B. Arnold by Warranty Deed dated October 10, 2009, which deed is of record in Instrument No. 20091015-0095512, Register's Office for Davidson County, Tennessee. Prior deed is being the same property conveyed to Eugene Bruce Arnold and wife, Susan B. Arnold from Kendra Rollins and husband, Kevin M. Hall by Warranty Deed dated December 13, 2005 of record in Instrument No. 20051216-0151203, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF DALE HEIGHTS OF RECORD IN BOOK 2330, PAGE 153, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

*****This is NOT the principal residence of the Grantors named herein*****

unimproved ☐

This is improved ☑ property, known as 634 Gibson Dr., Madison, TN 37115
(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 hand this 25th day of July, 2017.

EUGENE BRUCE ARNOLD AND SUSAN B. ARNOLD, TRUSTEES OF THE EUGENE BRUCE ARNOLD AND SUSAN B. ARNOLD REVOCABLE FAMILY TRUST AGREEMENT DATED OCTOBER 10, 2009

Eugene Bruce Arnold
Trustee

Susan B. Arnold
Trustee

STATE OF California

COUNTY OF .

Before Me, the undersigned Notary Public of the State and County aforesaid, personally appeared, **Eugene Bruce Arnold**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **TRUSTEE** of the Eugene Bruce Arnold and Susan B. Arnold, Revocable Family Trust Agreement dated October 10, 2009, the within named bargainor, and he as such **TRUSTEE** executed the foregoing instrument for the purposes therein contained, by signing the name of the TRUST by himself as **TRUSTEE.**

WITNESS my hand and seal, this 25th day of July, 2017.

My Commission Expires:_____

SEE ATTACHED CERTIFICATE
Notary Public

STATE OF

COUNTY OF

Before Me, the undersigned Notary Public of the State and County aforesaid, personally appeared, **Susan B. Arnold**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **TRUSTEE** of the Eugene Bruce Arnold and Susan B. Arnold, Revocable Family Trust Agreement dated October 10, 2009, the within named bargainor, and she as such **TRUSTEE** executed the foregoing instrument for the purposes therein contained, by signing the name of the TRUST by herself as **TRUSTEE.**

WITNESS my hand and seal, this 25th day of July, 2017.

My Commission Expires:_____

SEE ATTACHED CERTIFICATE
Notary Public

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SANTA CLARA)

On JULY 25TH, 2017 before me, NINA RANDALL, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared EUGENE BRUCE ARNOLD AND SUSAN B. ARNOLD
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

NINA RANDALL
Commission # 2130399
Notary Public - California
Santa Clara County
My Comm. Expires Oct 16, 2019

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: ~~ALTA SETTLEMENT STATEMENT~~ NP WARRANTY DEED
Document Date: _____ Number of Pages: 2
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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