201709190095571

THIS INSTRUMENT WAS PREPARED BY:

Bankers Title & Escrow - Clarksville, LLC
2515 Wilma Rudolph Blvd
Clarksville, TN 37040

Bill Garrett Davidson County
Batch# 2059 DEEDWARR
09/19/2017 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20170919-0095571

File: 2017070332

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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Michael Swindle Jr. 6641 Valleypark Dr. Nashville, TN 37221	NEW OWNER	126-16-0A-058.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RYAN R. ARRINGTON AND ASHLEY L. ARRINGTON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL THOMAS SWINDLE JR. AND HEATHER SWINDLE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 58 on the Plan of Final Plat Riverwalk Phase 1A, Section 1 & Phase 1B, Section 1 of record in Plat at Instrument No. 20011026-0117231, 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 Ryan R. Arrington and Ashley L. Arrington, husband and wife by Warranty deed from David B. Schwartz and Amanda B. Schwartz wife of record in Instrument No. 20160314-0023970 Register's Office for Davidson County, Tennessee, dated March 11, 2016 and recorded on March 14, 2016.

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 (X) property, known as: **6641 Valleypark Dr., Nashville, TN 37221**

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

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Witnessed this the 17th day of August, 2017.

Ryan R. Arrington

Ashley L. Arrington

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, the within named **Ryan R. Arrington and Ashley L. Arrington** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor (s), and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17 day of August, 2017

My Commission expires 1/8/2019

Notary Public

SEAL

Tenley Megan Wallace State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 365,000.00.

Affiant

Subscribed and Sworn to before me on this the 17 day of August 2017

My Commission expires 1/8/2019

Notary Public

Tenley Megan Wallace State of Tennessee Notary Public Davidson County

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True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017