RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179417

WARRANTY DEED

Bill Garrett Davidson County
Batch# 2904 **DEEDWARR**
09/21/2017 10:35:12 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20170921-0096782

STATE OF ~~TENNESSEE~~ MO
COUNTY OF ~~DAVIDSON~~ FRANKLIN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

THOMAS E BRYANT + LIANNE M. BRYANT
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2017.

NOTARY PUBLIC

My commission expires: 12-26-20

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

JAMES H MARSHALL II
My Commission Expires
December 26, 2020
St. Louis County
Commission #16287502

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Arney and Penny Arney 608 S Riverbend Court Nashville, TN 37221	Same address as New Owner	155 08 0B 069.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifty Five Thousand and 00/100 Dollars ($355,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **THOMAS E. BRYANT AND WIFE, LIANNE M. BRYANT**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **KEVIN ARNEY AND PENNY ARNEY, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of South Colony at River Bend, Phase 1 as of record in Plat Book 6900, page 271, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas E. Bryant and wife, Lianne M. Bryant, by Warranty Deed from Andrew S. Zimberg and wife, Pamela C. Zimberg, dated 10/15/2003, recorded 10/17/2003, of record in Instrument #20031017-0153990, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 608 S Riverbend Ct., Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of September, 2017.

Thomas E. Bryant
THOMAS E. BRYANT

Lianne M. Bryant
LIANNE M. BRYANT

STATE OF Missouri
COUNTY OF Franklin

Personally appeared before me, a Notary Public, Thomas E. Bryant and Lianne M. Bryant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of September, 2017.

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

JAMES H MARSHALL II
My Commission Expires
December 26, 2020
St. Louis County
Commission #16287502

Notary Public

James H. Marshall II
Printed Notary Name

My commission expires: 12/26/20