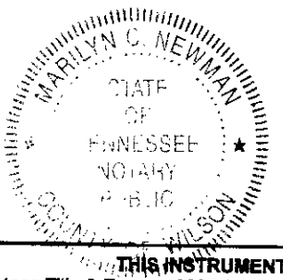
# WARRANTY DEED




State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00

Christopher M. Arnold
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2017

Notary Public

MY COMMISSION EXPIRES: 05-17-21
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Christopher M. Arnold | Franklin American Mortgage Company | 182060a15300co |
| (NAME) | (NAME) | |
| 8033 Maggie Ct. | 6100 Tower Circle, Suite 600 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37013 | Franklin, TN 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Angela L. Hoard, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christopher M. Arnold, an unmarried man,** 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. 150 on the Plan of Old Hickory Hills, Phase Two, Section Two, of record in Instrument No. 20040122-0008453, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Angela L. Hoard, unmarried, by Warranty Deed from The Craig Company, a Tennessee Corporation, of record in Instrument No. 20040917-0112339, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 8033 Maggie Ct., Nashville, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 29690 **DEEDWARR**
11/27/2017 11:33:56 AM 2 pgs
Fees: $13.00 Taxes: $673.20

20171127-0120569

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.

Witness my/our hands this 21st day of November, 2017.

Angela L. Hoard

State of Tennessee
County of Williamson

Personally appeared before me Angela L. Hoard, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of November, 2017.

Notary Public _____
My Commission Expires: _____

File No.: 12666

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020