RESERVED FOR RECORDING STAMP

Bill Garrett Davidson County
Batch# 31525 DEEDWARR
11/29/2017 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,246.90
20171129-0121931

CONNIE TAYLOR
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF SUMNER
2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $337,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of October 2017.

Notary Public

My commission expires: 11/5/2019

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
James Thomas Arnett Jr.	**SWBC Mortgage Corporation**	Map/Parcel
808 North 6th Street	**9311 San Pedro Ave., Suite 100**	082080B00200CO
Nashville, TN 37207	**San Antonio, TX 78216**	

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, WE,

Brandon Plunkett, aka William Plunkett, married**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Thomas Arnett, Jr. and Danna Arnett, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit A, Homes at 808 & 810 N. 6th Street, as shown on the plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 808 & 810 N. 6th Street, a Horizontal Property Regime With Private Elements, of record in Instrument No. 20161214-0131177, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Keith Kraft and wife, Meryl Kraft, a one-half undivided interest and Kenneth R. Kraft and Keith R. Kraft, Co-Trustees of the Reba Kraft Trust, a one-half undivided interest by Warranty Deed from Brian Chamberlain and wife, Erin Chamberlain, of record in Instrument No. 20111122-0091304, Register's Office for Davidson County, Tennessee, dated November 18, 2011 and recorded on November 22, 2011, as corrected by Affidavit of Error recorded on December 20, 2011, of record in Instrument No. 20111220-0099119, and re-recorded on December 20, 2011, of record in Instrument No. 20111220-0099120, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Brandon Plunkett by Warranty Deed from Keith Kraft and Meryl Kraft, husband and wife, as to a one-half interest and Kenneth R. Kraft and Keith R. Kraft, Co-Trustees of The Reba Kraft Trust, as to a one-half interest, of record in Instrument No. 20161201-0126002, Register's Office for Davidson County, Tennessee, dated November 28, 2016 and recorded on December 01, 2016.

** Grantor represents and warrant that the property is not now and never has been the marital residence. Therefore, the grantor's spouse has not acquired any interest in the property.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 808 North 6th Street, Nashville, TN 37207.

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 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 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 EFFECTIVE AS OF October 27, 2017:

Brandon Plunkett aka William Plunkett by Matthew Nicholson, his attorney-in-fact

Brandon Plunkett, aka William Plunkett, by Matthew Nicholson, his attorney-in-fact

STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR**
	)	**SIGNATURE MADE BY**
COUNTY OF WILLIAMSON	)	**ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, Matthew Nicholson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Brandon Plunkett, aka William Plunkett ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact. (POA recorded in Instrument No. 201710270110388, Register's Office for Davidson County, TN)

Witness my hand, at office, this the 27th day of October, 2017.

My Commission Expires: 3/16/2019

Notary Public

20171633R

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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