(1)

Bill Garrett Davidson County
Batch# 40515 DEEDWARR
12/21/2017 01:39:33 PM 2 pgs
Fees: $13.00 Taxes: $1,269.10
20171221-0130133

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$343,000.00**

Rachel Ann Hitt
Affiant

Subscribed and sworn to before me, this 20th day of December, 2017.

Judy S. Wells
Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

WARRANTY DEED

Judy S. Wells State of Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Austin Nicholas Hitt 2345 Somerset Valley Drive Antioch, TN 37013	First Tennessee Bank N.A. P.O. Box 132 Memphis, TN 38101-9815	173-06-0B066.00-CO

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 consideration, the receipt of which is hereby acknowledged, I/we, **Blair Arcaini and Matt Arcaini, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Austin Nicholas Hitt and Rachel Ann Hitt, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Final Plat, Phase One, Cambridge Park at Barnes Road Subdivision, of record in Plat at Instrument No. 20120912-0082696, 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 Blair Arcaini and Matt Arcaini, wife and husband, by Warranty deed from Atkins & Associates Homebuilder, Incorporated, a Tennessee Corporation, of record in Instrument No. 20150409-0031423, Register's Office for Davidson County, Tennessee, dated April 02, 2015 and recorded on April 09, 2015.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2345 Somerset Valley Drive, Antioch, Tennessee 37013

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 hand(s) this 20th day of December, 2017.

Blair Arcaini

Matt Arcaini

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Blair Arcaini and Matt Arcaini with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 20th day of December, 2017.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 5/4/2019