Bill Garrett Davidson County
Batch# 43772 DEEDWARR
01/03/2018 10:54:56 AM 2 pgs
Fees: $13.00 Taxes: $1,174.75
20180103-0000867

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $317,500.00.

Affiant

Subscribed and sworn to before me, this 28th day of December, 2017.

Notary Public

(Notary Stamp) WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

My commission expires: 8/20/2019

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Carey Arp and Zachary Valder	Carey Arp and Zachary Valder	098-06-0A-263.00-CO
1920 Hawks Nest Drive	1920 Hawks Nest Drive	
Hermitage, TN 37076	Hermitage, TN 37076	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Robert P. Lally, an unmarried man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Carey Arp an unmarried man and Zachary Valder an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 237 on the Plan of Final Plat of Phase Two, Section D, Bridgewater, a Planned Unit Development of record in Plat at Instrument No. 20070419-0047123, 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 Robert P. Lally by Quit Claim deed from Linda L. Lally, (being on and the same as Linda Louise Lally) of record in Instrument No. 20090904-0083502 Register's Office for Davidson County, Tennessee, dated September 04, 2009 and recorded on September 04, 2009. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1920 Hawks Nest Drive Hermitage, Tennessee 37076.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-BR-17-1920

SP 11/2015

This document is executed pursuant to a Power of Attorney recorded simultaneously herewith as Instrument No. 20180103-0000866

This is improved property known as **1920 Hawks Nest Drive, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of December, 2017.

Robert P. Lally by Donna L. Carini his Attorney in Fact

Robert P. Lally by Donna L. Carini his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Donna L. Carini, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained on behalf of Robert P. Lally and who further acknowledged that she is Attorney in Fact for Robert P. Lally and is authorized to execute this document on his behalf as said Attorney in Fact.

Witness my hand and official seal this 28th day of December, 2017.

Notary Public
My Commission Expires: 11/19/2018

JONATHAN R. MEDLEY
NOTARY PUBLIC
STATE OF TENNESSEE
WHITE COUNTY

SolomonParks File No. 10170350

SP 11/2015