WARRANTY DEED

Bill Garrett Davidson County
Batch# 49238 DEEDWARR
01/19/2018 11:12:43 AM 2 pgs
Fees: $13.00 Taxes: $2,182.63

20180119-0005810

O-VRES-17-3850

KELLY M SMITH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY Commission Expires 04-24-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jaron Caleb Boyer and Kelly DarLynne Boyer	New Owner	
(NAME) **3850 Bear Hollow Rd.**	(NAME)	**029-0-004-02.00**
(ADDRESS) **Joelton, TN 37080**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JANICE F. ARMS AND KENNETH ARMS, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JARON CALEB BOYER AND KELLY DARLYNNE BOYER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a tract of land in the 3rd Councilmanic District of Davidson County Tennessee, and a portion of that property conveyed to Bob & Adele Bass in DB 200606160072053 R.O.D.C.T., more accurately described according to a survey by Tommy E. Walker R.L.S. TN LIC.NO. 1465 dated 01/15/95 and revised 06/15/06 as follows:

Beginning at a existing iron pin in the Northerly margin of Bear Hollow Road, said pin being the most Southwest corner of herein described tract and the most Southeast corner of tract 6 on the same survey; Thence now leaving said margin with the Easterly line of said tract 6 North 01 degrees 37' 47" East 880.00' to a set iron pin, said pin being the most Northeast corner of said tract 6 and in the Southerly line of tract 7 on the same survey; thence with the Southerly line of said tract 7 South 89 degrees 59' 15" East 265.00' to a set iron pin, said pin being the most Northwest corner of tract 4 on the same survey and the most Northeast corner of herein described tract; Thence leaving said tract 7 with the Westerly line of said tract 4 South 01 degrees 37' 47" West 776.95' to a set iron pin in the Northerly margin of previous said Bear Hollow Road; Thence leaving said tract 4 with said margin and a curve to the left (I= 05 degrees 26' 04", R= 2097.10' & 1= 128.39'); Thence with said margin and a curve to the right (I= 01 degrees 41' 24" R= 14,101.51' & L=158.68'), to the point of beginning containing 5.031 acres.

Being the same property conveyed to Janice F. Arms Kenneth Arms by Cash Warranty deed from Claude E. Wair, Jr. and Karren L. Scott of record in Instrument No. 20121207-0113177 Register's Office for Davidson County, Tennessee, dated November 29, 2012 and recorded on December 07, 2012.

This conveyance is subject to:
- If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
- Taxes for the year 2017, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record as Instrument Number 20110818-0063899, Register's Office of Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20110818-0063900 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3850 Bear Hollow Rd., Joelton, Tennessee 37080**.

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 hand(s) this the 16th DAY OF JANUARY, 2018.

Janice F. Arms

Janice F. Arms

Kenneth Arms

Kenneth Arms

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANICE F. ARMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of January, 2018.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH ARMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of January, 2018.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212