WARRANTY DEED

Bill Garrett
Batch# 74446
03/28/2018 01:55:19 PM
Fees: $13.00 Taxes: $1,002.70

Davidson County
DEEDWARR
2 pgs

20180328-0029076

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,000.00

Karen L. Corn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-9-2020

(AFFIX SEAL)

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karen L. Corn	Karen L. Corn	143-02-0B-033.00
(NAME)	(NAME)	
772 Harpeth Trace Drive	772 Harpeth Trace Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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 considerations, the receipt of which is hereby acknowledged, we, **David H. Arnholter, a single man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Karen L. Corn, unmarried**, hereinafter called the GRANTEE(S), her heirs and/or 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 No. 33 on the Revised Plan of Treetops at Harpeth Trace, of record in Book 6250, Page 455 and as established by Declaration of Covenants, Conditions and Restrictions of record in Book 6287, Page 417 and Supplemented and Amended of record in Instrument No. 20150622-0059531, Register's Office for Davidson County, Tennessee, to which plan reference is hereby mad or a more complete and accurate legal description.

Being the same property conveyed to David H. Arnholter by Warranty Deed from J. Kevin Wilkins and wife, Jennifer Wilkins, dated 10/27/2011, recorded 11/01/2011, of record in Instrument No. 20111101- 0084997, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the following:

Taxes for 2018 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 6250, Page 455, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 6287, Page 417, Supplemented and Amended of record in Instrument No. 20150622-0059531, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4889, Page 192, Book 5360, Page 320, Book 5364, Page 882, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 5099, Page 783, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement Water Mains and Appurtenance of record in Book 5142, Page 694, in the Register's Office for Davidson County, Tennessee.
Charter of Treetops at Harpeth Trace Homeowners' Association Inc., of record in Book 8085, Page 576, in the Register's Office for Davidson County, Tennessee.
Condo Plat of record in Book 4675, Page 95, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of record in Book 6465, Page 410, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 772 Harpeth Trace Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), her heirs and/or 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), her heirs and/or 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 hand this 8th day of March, 2018.

David H. Arnholter

State of Tennessee
County of Williamson

Personally appeared before me David H. Arnholter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of March, 2018.

Notary Public
My Commission Expires: 11/14/21

K. THOMAS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064