WARRANTY DEED

O-KA-18-4150

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Janice Arms
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF APRIL, 2018.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

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)
Kenneth Arms and Janice Arms	**New Owner**	
(NAME)	Bill Garrett Davidson County Batch# 81376 **DEEDWARR** 04/16/2018 02:34:06 PM 3 pgs Fees: $18.00 Taxes: $222.00	**29-17.00**
P.O. Box 183		
(ADDRESS)	20180416-0035648	
Pleasant View, TN 37146		
(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, **NESTLER WILLIAM BERNARD, JR. AND WIFE, LINDA C. BERNARD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENNETH ARMS AND JANICE ARMS, 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:

Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the Plan of Eberlee Lands, not of record, described according to a survey made by John Setters, September 11, 1947, as follows:

Beginning in the center of the Knipfer Road, in the northerly line of the property conveyed to Charlie Arrington by Deed from Mrs. Maude Rayner, of record in Book 919, Page 397, Register's Office for said County; thence with Arrington's northerly line and a fence, eastwardly 369 feet to a fence, John Kolz's westerly line; thence with said line and a fence, northwardly 614 feet to Eli Jsharick's southerly line; thence with said line and a fence, North 79 deg. West 398 feet to the center of Knipfer Road; thence with the center of said road, South 12 deg. East 200' continuing with the center of said road, South 5 deg. West 490 feet to the beginning, containing 5.8 acres, more or less.

There is included in the above description, but expressly excluded from the herein conveyance three tracts of land, as follows:

Tract 1:

Land in Davidson County, Tennessee, being property conveyed to J.R. Boyte by Warranty Deed from Lawrence Boyte and wife, Augusta Boyte, recorded January 15, 1969 in Book 4301, Page 936, Register's Office for said County, described as follows:

Beginning at a point in the easterly edge of Knipfer Road in the extreme northwest corner of the Boyte Land and running thence south 88 deg. 40' East 200 feet to a point in the north line of the Boyte Land; thence south 5 deg. east 150 feet to an iron pin; thence north 88 deg. 40' west 200 feet to an iron pin in the easterly edge of said Knipfer Road; thence northerly with the easterly edge of Knipfer Road 150 feet to the beginning.

Tract 2:

Land in Davidson County, Tennessee, being property conveyed to J.R. Boyte by Warranty Deed from Lawrence Boyte and wife, Augusta Boyte, recorded January 15, 1969 in Book 4301, Page 940, Register's Office for said County, described as follows:

Beginning at a point in the easterly edge of Knipfer Road, same being the southwest corner of a 150 foot lot conveyed to J.R. Boyte on September 30, 1960; thence leaving said road and running with the south line of said lot, south 88 deg. 40' east 200 feet to a point; thence south 5 deg. east 100 feet to an iron pin; thence north 88 deg. 40' west 200 feet to an iron pin in the easterly edge of said Knipfer Road 100 feet to the beginning.

Tract 3:

Land in Davidson County, Tennessee, being property conveyed to J.R. Boyte by Warranty Deed from Lawrence Boyte and wife, Augusta Boyte, recorded January 28, 1976 in Book 4992, Page 236, Register's Office for said County, described as follows:

Beginning at a point in the easterly edge of Knipfer Road, same being the SW corner of a 100-foot lot conveyed to J.R. Boyte on December 7, 1968, same being of record in Book 4301, Page 940, Register's Office for Davidson County, Tennessee; thence, leaving said Road and running with the south line of said lot, S 88 deg. 40' E 200 feet; thence N 5 deg. W 250 feet to an iron pin; thence with a fence, S 79 deg. E 198 feet to an iron pin; thence S 5 deg. E 474 feet to an iron pin, corner of a 220-foot lot being reserved by Grantors; thence with the north line of said reserved lot, N 88 deg. 40' W 369 feet to a point in the east edge of Knipfer Road; thence with the margin of said Knipfer Road, N 5 deg. E 220 feet to the point of beginning.

Being the same property conveyed to Nestler William Bernard, Jr. and wife, Linda C. Bernard by Warranty Deed from Earcel Adkins, Executrix under the Will of Augusta Boyte, deceased, Earcel Adkins and Mildred Taylor, Devisees under the Will of Augusta Boyte, deceased, recorded May 10, 1995 in Book 9668, Page 628, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Covenants. conditions, restrictions, easements or servitudes, if any, appearing in the public records;
- 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;

- Taxes for year 2018 and thereafter, not yet due and payable;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4150 Knipfer Road, 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 11th DAY OF APRIL, 2018.

Nestler William Bernard, Jr.

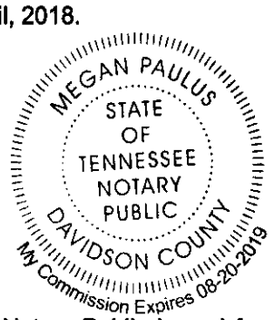
Linda C. Bernard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NESTLER WILLIAM BERNARD, JR., 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 11th of April, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

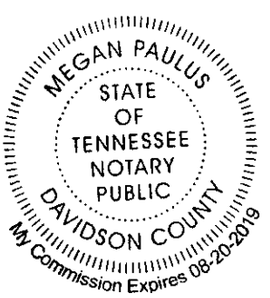


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA C. BERNARD, 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 11th of April, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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