Bill Garrett Davidson County
Batch# 83521 **DEEDWARR**
04/23/2018 08:52:13 AM 2 pgs
Fees: $13.00 Taxes: $518.00

20180423-0037722

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

Subscribed and sworn to before me this 20TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/29/2020

(AFFIX SEAL)

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis E. Davidson, a single man	Caliber Home Loans, Inc. (NAME)	
3104 Milliken Drive (ADDRESS)	3701 Regent Blvd., Ste. 180 (ADDRESS)	015-14-0-066.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Irving, TX 75063 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Cindy L. Arrington Hasty, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Travis E. Davidson, a single man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 26 IN SECTION II, PLAN OF WILLIAM HILLS SUBDIVISION, OF RECORD IN PLAT BOOK 4460, PAGE 62, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT P. ARRINGTON AND SHEILA ARRINGTON MARTIN BY WARRANTY DEED FROM MARGIE L. WILLIAMS, A SINGLE PERSON, OF RECORD IN BOOK 5929, PAGE 592; AND BEING THE SAME PROPERTY AS FURTHER CONVEYED TO ROBERT P. ARRINGTON BY QUITCLAIM DEED FROM SHEILA ARRINGTON MARTIN, OF RECORD IN BOOK 5929, PAGE 595, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID ROBERT P. ARRINGTON DIED TESTATE ON DECEMBER 29, 2016, AND BY HIS LAST WILL AND TESTAMENT FILED AS DOCKET NO. 17P-391 IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, DEVISED THE SUBJECT PROPERTY TO HIS DAUGHTER, CINDY L. ARRINGTON HASTY, AND FURTHER APPOINTED HER AS EXECUTRIX OF HIS ESTATE. SAID ADMINISTRATION WAS CLOSED BY ORDER ENTERED 09/29/17.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3104 Milliken Drive, Joelton, TN 37080
(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 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 April, 2018.

WARRANTY DEED
(Continued)

Cindy L. Arrington Hasty

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cindy L. Arrington Hasty, unmarried, the herein bargainor(s), 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 20th day of April, 2018.

Notary Public

My Commission Expires: 1/29/2020

(SEAL)

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072