THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180415827** Bill Garrett Davidson County Batch# 99483 **DEEDWARR** 06/04/2018 09:32:11 AM 2 pgs Fees: $13.00 Taxes: $1,535.50 20180604-0052784	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $415,000.00. Affiant Subscribed and sworn to before me this 22nd day of May, 2018. Notary Public My Commission Expires:

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner: Ryan Arthur and Savannah Arthur 6723 Cold Stream Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 155070B00300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Dulaney and Theresa Dulaney, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to S. **Ryan Arthur and Savannah N. Arthur, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Revision No. 1, Poplar Creek Estates, Phase V, Section "A" Subdivision (The Highlands of Aliens Green), of record in Book 9700, Page 390 as revised in Book 9700, Page 784, Registers Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph Dulaney and wife, Theresa Dulaney by Warranty Deed from Philip B. Presentation and wife, Philomina Presentation, recorded on the 28th day of July, 2006 in Instrument No. 20060728-0091764, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Deed to Homeowners Association for Common Area recorded at Instrument Nos. 20010412-0036264 and 20030513-0064544.

This is improved property located at 6723 Cold Stream Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of May, 2018.

Joseph Dulaney Theresa Dulaney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Dulaney and Theresa Dulaney, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018