Tax Identification No. 142160B03200CO

This Instrument Was Prepared By:
YOST ROBERTSON WEIGEL PLLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 794-8780

Bill Garrett Davidson County
Batch# 126782 **DEEDWARR**
08/09/2018 10:08:57 AM 2 pgs
Fees: $13.00 Taxes: $1,676.10
20180809-0078426

Send Tax Bills To:

SAME AS NEW OWNER

New Owner:

Leora Bell
404 Arlington Place
Nashville, TN 37221

Mortgagee:

N/A

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Peter Jason Ricciardi, a married person**, Grantor, has bargained and sold and by these presents do transfer and convey unto **Leora Bell, a single person**, Grantee, her heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Arlington Green Phase 1 (Devon Hills), as of record in Book 6900, page 399, as amended in Book 7517, page 281, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Peter Jason Ricciardi, by Warranty Deed from Harrison H. Bond, Jr. and wife, Donna T. Bond of record in Instrument Number 20080421-0040678, Register's Office of Davidson County, Tennessee.

This is ( ) unimproved (X) improved property with an address of 404 Arlington Place, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that he is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: 1) 2018 Davidson County -Nashville Metropolitan, Tennessee taxes are a lien not yet due and payable. Grantor has paid his prorate part thereof to Grantee who will be responsible for the payment of said taxes when they come due and payable. 2) Subject to matters shown on the Master Plat of Devon Hills of record in Book 6900, page 398, Register's Office of Davidson County, Tennessee. 3) Subject to matters shown on the plan of Arlington Green Phase 1 of record in Book 6900, page 399, Register's Office of Davidson County, Tennessee. 4) Subject to matters shown on the Devon Hills Open Space Dedication Plat of record in Book 6900, page 398, Register's Office of Davidson County, Tennessee. 5) Declaration of Covenants, Conditions and Restrictions for Devon Hills of record in Book 7517, page 283 and Book 8120, page 402; as amended in Book 7517, page 367;Book 8120, page 485; Book 8180, page 222; Book 8180, page 230; Book 8712, page 620; Book 8796, page 410; Book 8796, page 416; Book 9150, page 182; Book 9492, page 594; Book 9492, page 600; and Book 10692, page 750, Registers' Office of Davidson County, Tennessee. Specific designation of declarant of record in Book 8712, page 618, Register's Office of Davidson County, Tennessee. 6) Declaration of Covenants, Conditions and Restrictions for Arlington Green (name change from Devon Hills) of record in Book 8181, page 62 and Book 8902, page 963, Register's Office of Davidson County, Tennessee. 7) By-Laws of Devon Hills Community Association, Inc. of record in Book 7517, page 283 (see Exhibit C) as amended in Book 10692, page 753 and Book 8120, page 402 (See Exhibit C), Register's Office of Williamson County, Tennessee; as amended in Book 8180, page 232, Register's Office of Davidson County, Tennessee, to change the name of the association to Arlington Green Community Association, Inc.; and further amended in Book 11232, page 427, Register's Office of Davidson County, Tennessee to amend the name of the association to Arlington Green Homeowners' Association, Inc. 8)

Charter of Devon Hills Community Association, Inc. of record in Book 7520, page 564, Register's Office of Davidson County, Tennessee. 9) Charter of Arlington Green Community Association, Inc. of record in Book 8170, page 450, Register's Office of Davidson County, Tennessee; as amended in Book 11272, page 886, Register's Office of Davidson County, Tennessee to change the name to Arlington Green Homeowners Association, Inc. 10) Easements granted to Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government of record in Book 4594, page 650, Register's Office of Davidson County, Tennessee. 11) Open Area designations of record in Book 8625, page 750 (Arlington Green Phase I); Book 9618, page 880 (Devon Hills); and Book 11120, page 191 (Devon Hills), Register's Office of Davidson County, Tennessee. 12) Easements for ingress and egress granted to Harpeth Valley Utility District of record in Book 5459, page 654 and Book 5473, page 171, Register's Office of Davidson County, Tennessee. 13) Easement dedication of record in Book 8478, page 987, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind himself, his heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

Amanda M. Ricciardi, spouse of Peter Jason Ricciardi, hereby join in the provisions of this instrument for the purposes of conveying any and all right, title, and interest to the Grantee, her heris and assigns she might have in said property by reason of marital status or otherwise.

WITNESS our hands on this the 8th day of August, 2018.

Peter Jason Ricciardi

Amanda M. Ricciardi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Peter Jason Ricciardi** and **Amanda M. Ricciardi** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 8th day of August, 2018.

NOTARY PUBLIC

WES WEIGEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 05-05-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Four Hundred Fifty-Three Thousand and no/100 ($453,000.00) dollars which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 8th day of August, 2018.

NOTARY PUBLIC

WES WEIGEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 05-05-2020