This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $499,900.00.

Affiant

Subscribed and sworn before me this the 29th day of August, 2018.

Notary Public
My commission expires: 9/10/18

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Michelle Arceneaux | PrimeLending, A PlainsCapital Co. | 082-04-0 389.00 |
| 3973 STEPHENS RIDGE WAY | 2550 MERIDIAN BLVD #200 | |
| ANTIOCH, TN 37013 | FRANKLIN, TN 37067 | |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES HITCH AND LAUREN B. HITCH, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHELLE ARCENEAUX AND KEENON JAMAR ARCENEAUX, SR., WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 25 feet of Lot No. 1 and the westerly 25 feet of the south 150 feet of Manilla Avenue in the Plan of James Burns Subdivision and other property as of record in Book 421, Page 40, Register's Office for Davidson County, Tennessee.

Beginning on the northerly margin of Petway Avenue, 25 feet easterly from the corner of Lots Nos. 1 and 2; thence northerly parallel with the line between the said lots 150 feet to the southerly margin of an alley; thence with the southerly margin of said alley, easterly 50 feet to the easterly margin of a proposed 15 foot alley; thence southerly parallel with the first line and the said alley 150 feet to the northerly margin of Petway Avenue; thence with the northerly margin of said Avenue 50 feet to the beginning.

Being the same property conveyed to James Hitch and Lauren B. Hitch, husband and wife, by deed from Kudzu Real Estate, Inc., dated 06/13/2014, of record in Instrument No. 20140617-0052771, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 919 Petway Avenue, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Bill Garrett Davidson County
Batch# 134068 DEEDWARR
08/28/2018 10:48:08 AM 2 pgs
Fees: $13.00 Taxes: $1,849.63
20180828-0085085

JH
LBA

Witness my hand this the 27th day of August, 2018.

James Hitch

Lauren B. Hitch

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Hitch and Lauren B. Hitch, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of August, 2018.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY