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

Karen Y Johnson Davidson County
Batch# 135846 DEEDWARR
09/04/2018 09:31:21 AM 2 pgs
Fees: $13.00 Taxes: $1,143.12

20180904-0086999

HUDSON LEWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 19, 2022

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $308,950.00.

Affiant

Subscribed and sworn before me this the 28th day of August, 2018.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brett W. Arnold & Amanda L. Arnold 4812 Merrill Lane Nashville, TN 37211	New Owner	08-0 027.00

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, CAROLYN MAHANEY, A SINGLE PERSON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRETT W. ARNOLD AND AMANDA L. ARNOLD, HUSBAND AND WIFE, 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 Lot No. 46 on the Plan of Elysian Meadows Addition, Section 11, as of record in Book 2663, page 101, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carolyn Mahaney, a single person, by deed from Melvin W. Hudson and wife, Martha Elizabeth Hudson, dated 06/24/1992, of record in Book 8663, page 604, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4812 Merrill Lane, Nashville, TN 37211.

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.

Witness my hand this the 26 day of August, 2018.

Carolyn Mahaney

Carolyn Mahaney

STATE OF TEXAS,
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carolyn Mahaney, 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 26th day of August, 2018.

My commission expires: 02-16-2021

Orfelina Ramirez

Notary Public

ORFELINA RAMIREZ
Notary Public, State of Texas
Comm. Expires 02-16-2021
Notary ID 131008050