WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 137904 **DEEDWARR**
09/07/2018 11:34:56 AM 2 pgs
Fees: $13.00 Taxes: $1,479.63

20180907-0088761

STATE OF TENNESSEE
COUNTY OF WILIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of September, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/6/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc.
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dieter R. Instinski and Bettie S. Wilson 5601 Cloverland Drive #109 Brentwood, TN 37027	NEW OWNER	160-15- 0C-015.00CO

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Paul D. Arbogast and wife, Lorinda D. Arbogast, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Dieter R. Instinski and wife, Bettie S. Wilson, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Unit No. 109 in CLOVERLAND HALL, a Horizontal Property Regime, located at the corner of Old Hickory Boulevard, Cloverland Drive and Valley View Road, Brentwood, Davidson County, Tennessee, as shown on the plat of Cloverland Hall, recorded in Instrument No. 20021101-0134432, Registers Office for Davidson County, Tennessee, and described in a Master Deed recorded in Instrument No. 20021105-0135643, Register's Office for Davidson County, Tennessee, to which document reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Cloverland Hall, Condominium Apartments, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No. 20021105-0135643, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Paul D. Arbogast and wife, Lorinda D. Arbogast by Warranty Deed dated 08/08/2003 from Haury and Smith Contractors, Inc. a Tennessee Corporation of record in Instrument 20030812-0115286, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 5601 Cloverland Drive #109, Brentwood, TN 37027

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 the 6th day of September, 2018.

Paul D. Arbogast

Paul D. Arbogast

Lorinda D. Arbogast

Lorinda D. Arbogast

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Paul D. Arbogast and Lorinda D. Arbogast, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged to be the within named bargainors, and that they executed the foregoing instrument of their own free will for the purposes therein contained.

Witness my hand and official seal at office on this the 9th day of September, 2018.

Witness my hand and official seal, this the 6th of September, 2018.

Notary Public

My Commission Expires: 1/6/2020

(SEAL)