ADDRESS NEW OWNER: Paul E. Arnold
Patricia L. Arnold
7905 Boone Trace
Nashville, TN 37221

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 126-15-0A-062.00

Karen Y Johnson Davidson County
Batch# 140584 DEEDWARR
09/13/2018 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20180913-0091004

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Thomas W. Stephenson and Kimberly A. Stephenson, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Patricia L. Arnold and Paul E. Arnold, wife and husband** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 274 on the Plan of Phase One, Boone Trace at Biltmore, of record in Book 7900, Page 667, Register's Office for said County to which reference is made for a more complete description.

Being the same property conveyed to Thomas W. Stephenson and wife, Kimberly A. Stephenson, from Julian Joseph de la Guardia, III, and wife, Patricia de la Guardia, by Warranty Deed recorded on June 7, 1999, Book 11514, Page 200, said Register's Office for Davidson County, Tennessee.

This is property with a common address of 7905 Boone Trace , Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Plat Book 7900, Page 667, Register's Office for Davidson County, Tennessee.(3) Boundary Plat of Boone Farm at Biltmore of record in Plat Book 6900, Page 470, said Register's Office.(4) Declaration of Conditions, Covenants and Restrictions of record in Instrument No. 20010717-0075902, said Register's Office.(5) Easement and Right of Entry to Viacom of record in Book 9665, Page 420, said Register's Office.(6) Overhead Line Easement to Nashville Electric Service of record in Book 8992, Page 62, said Register's Office.(7) Charter for Homeowners Association in Book 9607, Page 534, said Register's Office.(8) Quitclaim Deed to Homeowners Association for common area and/or open space for Phases one through seven of record in Instrument No. 20011119-0126831, said Register's Office.(9) Public Utility Easement to Harpeth Valley Utility District of record in Instrument No. 20040204-0013636, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12th day of September 2018.

Thomas W. Stephenson

Kimberly A. Stephenson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Thomas W. Stephenson and Kimberly A. Stephenson, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of September 2018.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

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STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Dickson
The actual consideration or value, whichever is greater for this transfer is $335,000.00.

Affiant

Subscribed and sworn before me this 12th day of September 2018.

CHARLOTTE A BURBANK STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY
MY COMMISSION EXPIRES:

Notary Public
My Commission Expires: _____

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File No. 1808K232

# True Copy Certification

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DICKSON

Personally appeared before me, Charlotte A. Burbank, a notary public for this county and state, Jennifer L. Pennell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

{Notary' Seal}

