THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181018202

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is: ~~$840~~,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of November, 2018.

Notary Public
My Commission Expires: 3/28/22

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Y Johnson Davidson County
Batch# 169040 DEEDWARR
11/30/2018 11:02:08 AM 2 pgs
Fees: $13.00 Taxes: $3,108.00

20181130-0116875

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mirko Pintar and Dobrila Pintar 1404 Beddington Park Nashville TN 37215	New Owner	Tax Parcel ID No. 159-01-0-033.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen W. Arthur and Erlene R. Arthur, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mirko Pintar and Dobrila Pintar, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 35 , as shown on the map entitled Hound's Run, of record in Plat Book 6900, pages 167-171 and amended in Instrument No. 20010709-0073087 , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to STEPHEN W. ARTHUR AND WIFE, ERLENE R. ARTHUR, by deed from PAUL E. COOK, UNMARRIED, of record in Instrument No. 20010614-0063159, dated June 13, 2001, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 159-01-0-033.00.

Matters shown on the Plan of record in Plat Book 6900, pages 167-171 and amended in Instrument No. 20010709-0073087 , said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7079, page 995, corrected by Affidavit of record in Book 7238, page 736, amended in Book 11719, p a ge 845 and amendment to By-Laws of record in Instrument No. 20060206-0014746, said Register's Office.

This is improved property located at 1404 Beddington Park Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of November, 2018.

Stephen W. Arthur

Erlene R. Arthur

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen W. Arthur and Erlene R. Arthur, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of November, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE 115
BRENTWOOD TN 37027

RETURNED TO: