Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 178064 DEEDWARR
12/26/2018 03:43:11 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20181226-0125352

J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 day of December, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 3200 West End Ave, #500, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Beshoy Saman and Heather Saman		182 00 0 106.00
(NAME)	(NAME) NEW OWNER	
13700 Old Hickory Blvd.		
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joy P. Arnold and Jennifer Martin, Trustees of the Arnold Revocable Living Trust dated April 25, 2012**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Beshoy Saman and Heather Saman, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 2: Land in the 5th Civil District of Davidson County, Tennessee, described according to a survey made by Ernest Medlin, Surveyor, dated July 3, 1974 as follows:

Beginning at an iron pin on the northerly margin of Hobson Pike (now known as Old Hickory Blvd.) said point being 199.71 feet east of the center line of Whittemore Lane; thence leaving said Hobson Pike (now known as Old Hickory Blvd.) North 2 32' west 829.38 feet; thence south 87 20' west 202.20 feet; thence south 2 52' east 810.25 feet to an iron pin in the northerly margin of Hobson Pike (now known as Old Hickory Blvd.); thence with said Hobson Pike (now known as Old Hickory Blvd.) southeasterly 199.71 feet to the beginning, being tract No. 1 of the Gene Smith property.

Being the same property conveyed to James W. Arnold and wife, Joy Phelan Arnold by Warranty Deed from J.R. Shelton and wife, Elizabeth B. Shelton dated April 4, 1979 and recorded April 5, 1979 in Book 5415, Page 941, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James William Arnold by Quitclaim Deed from Joy Ann Arnold dated November 4, 1994 and recorded November 7, 1994 in Book 9513, Page 1, in said Register's Office for Davidson County, Tennessee.

Further, being a portion of the same property conveyed to James W. Arnold and Joy P. Arnold, Trustees of the Arnold Revocable Living Trust dated April 25, 2012 by Quitclaim Deed from James W. Arnold and wife, Joy Phelan Arnold dated

August 21, 2013 and recorded August 28, 2013 as Instrument No. 20130828-0090657, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 13700 Old Hickory Blvd., Cane Ridge, TN 37013

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 our hands this 20th day of December, 2018

Joy P. Arnold and Jennifer Martin, Co-Trustees of the
Arnold Revocable Living Trust dated April 25, 2012

BY: Joy P. Arnold, Trustee

Jennifer Martin, Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Joy P. Arnold and Jennifer Martin, Co-Trustees of the Arnold Revocable Living Trust dated April 25, 2012, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~18th~~ 20th of December, 2018.

Notary Public

My Commission Expires: 10/7/2019

(SEAL)

BARBARA LUCCIOLA COKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: BEL-189450SSO