Karen Johnson Davidson County
Batch# 213056 DEEDWARR
04/02/2019 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $432.90
20190402-0029919

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $117,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME OR THE 1ST DAY OF APRIL, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 11-18-2019

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-5554B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Gary Stuart Arnold, Trustee of The Irrevocable Trust for the Benefit of Stephanie Lynne Arnold	New Owner	135-08-0A-859.00-CO
859 Long hunter Ct	3429 S. Leisure World Blvd, Apt 2G	
Nashville, TN 37217	Silver Spring, MD 20906	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

STEVEN PAUL NORRIS AND TAMMY S NORRIS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GARY STUART ARNOLD, TRUSTEE OF THE IRREVOCABLE TRUST FOR THE BENEFIT OF STEPHANIE LYNNE ARNOLD

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 859, on the Plan of Tract No. 19 Site Plan, Nashboro Village Nineteen Condominiums, as established by Master Deed of record in Book 5333, Page 957, and as shown on the plan of record in Book 5200, Page 80, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven Paul Norris and Tammy S. Norris, husband and wife by Special Warranty deed from The Secretary of Housing and Urban Development - 483-409398 of record in Instrument No. 20170717-0071606 Register's Office for Davidson County, Tennessee, dated July 14, 2017 and recorded on July 17, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 859 Long hunter Ct, Nashville, TN 37217

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 1st day of April, 2019.

Steven Paul Norris

Tammy S Norris

STATE OF AL

COUNTY OF Limestone

Personally appeared before me, a Notary Public of said County and State, STEVEN PAUL NORRIS AND TAMMY S NORRIS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of April, 2019.

Michele Gary-Hunt
Notary Public

My Commission Expires: 10.1.2022

NOTARY PUBLIC
MICHELE GARY-HUNT
ALABAMA, STATE AT LARGE
My Commission Expires October 1, 2022

File #: 19-5554B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY