WARRANTY DEED

Karen Johnson Davidson County
Batch# 216554 DEEDWARR
04/11/2019 03:02:09 PM 2 pgs
Fees: $13.00 Taxes: $197.95

20190411-0033212

O-EH-19-5770

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/06/2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eliot Houser and Kristine Houser	**New Owner**	
(NAME) **5860 Eatons Creek Road**	(NAME)	**029-00-0-150.00**
(ADDRESS) **Joelton, TN 37080**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MICHAEL ARRINGTON, A SINGLE MAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIOT HOUSER AND KRISTINE HOUSER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

BEING A PARCEL OF LAND IN THE 1ST COUNCIL DISTRICT OF JOELTON, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH AND EAST BY THE WILLIAM C. VANCE, ET UX PROPERTY AS OF RECORD IN DEED BOOK 5110, PAGE 35-R.O.D.C., TN. BOUNDED ON THE SOUTH BY THE WESLEY B. CORNETT PROPERTY AS OF RECORD IN INSTRUMENT NO. 201611090118656-R.O.D.C., TN. BOUNDED ON THE WEST BY THE CENTER OF EATONS CREEK ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF EATONS CREEK ROAD, SAID POINT BEING THE NORTHWEST CORNER OF THE WESLEY B. CORNETT PROPERTY AS OF RECORD IN INSTRUMENT NO. 201611090118656-R.O.D.C., TN AND BEING THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH THE CENTER OF EATONS CREEK ROAD AND A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 8 DEGREES 27 MINUTES 19 SECONDS, A RADIUS OF 1165.51 FEET, AN ARC LENGTH OF172.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 45 DEGREES 53 MINUTES 34 SECONDS EAST, 171.84 FEET;

THENCE, LEAVING SAID CENTERLINE PASSING AN EXISTING WITNESS IRON PIN AT 25.40 FEET, A COMMON LINE WITH THE WILLIAM C. VANCE, ET UX PROPERTY AS OF RECORD IN DEED BOOK 5110, PAGE 35-R.O.D.C., TN. SOUTH 49 DEGREES 59 MINUTES 35 SECONDS EAST,157.00 FEET TO AN IRON PIN SET;

THENCE, SOUTH 32 DEGREES 20 MINUTES 19 SECONDS WEST, 50.40 FEET;

THENCE, A COMMON LINE WITH THE WESLEY B. CORNETT PROPERTY AS OF RECORD IN INSTRUMENT NO. 201611090118656-.R.O.D.C., TN. NORTH 83 DEGREES 42 MINUTES 08 SECONDS WEST,218.00 FEET TO THE POINT OF BEGINNING.

CONTAINING, 18,717 SQUARE FEET, 0.43 ACRES, MORE OR LESS.

PROPERTY IS SUBJECT TO THE RIGHT OF WAY FOR EATONS CREEK ROAD

Being the same property conveyed to Michael Arrington by Quitclaim deed from Eddie Arrington of record in Instrument No. 20130618-0062324 Register's Office for Davidson County, Tennessee, dated 06/07/2013 and recorded on 06/18/2013.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter, a lien not yet due and payable;
- Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the land;
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways;
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5770 Eatons Creek Rd., Joelton, Tennessee 37080**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 8 DAY OF APRIL, 2019.

Michael Arrington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL ARRINGTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212