WARRANTY DEED

KRISTEN RADCLIFFE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

A-BR-19-2803A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-6-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 238837 **DEEDWARR**
06/05/2019 09:03:17 AM 2 pgs
Fees: $13.00 Taxes: $2,774.63

20190605-0053534

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Jessica Willis	**Synovus Mortgage Corp.**	
(NAME)	(NAME)	**117-03-0S-001.00-CO**
2803 A White Oak Dr	**2204 Lakeshore Drive, Suite 325**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Birmingham, AL 35209**	
(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, **MARK ARRIETA AND BETTY GAYLE ARRIETA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA WILLIS, UNMARRIED WOMAN,** 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 in Davidson County, Tennessee, being Unit B, on the Plan of Cottages At White Oak, a Horizontal Property Regime With Private Elements of record in the Exhibits of the Declaration of Covenants, Conditions, and Instrument No.20150107-0001625, as amended in Instrument No. 20150107-0001626, Instrument No. 20150827-0086716 and Instrument No. 20160422039488, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark Arrieta and Betty Gayle Arrieta, husband and wife by Warranty deed from Sunset Development, A Tennessee General Partnership of record in Instrument No. 20160108-0002223 Register's Office for Davidson County, Tennessee, dated January 08, 2016 and recorded on January 08, 2016.

This conveyance is subject to:
- Taxes for the year 2019.
- Plan of record as Instrument Number 20070629-0078045 and Book 1835, Page 109, as amended in Book 2105, Page 252, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150107-0001625, as amended in Instrument No. 20150107-0001626, Instrument No. 20150827-0086716 and Instrument No. 20160422039488, Register's Office for Davidson County, Tennessee.
- Easement granted to City of Nashville of record in Book 3531, Page 600, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2031, Page 143 and Book 2032, page 379, as amended in Book 2739, Page 233, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2803 A White Oak Dr, Nashville, Tennessee 37215**.

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 3 DAY OF JUNE, 2019.

Mark Arrieta by Ryan Terrell, Attorney-in-fact
Mark Arrieta by Ryan Terrell, Attorney-in-Fact

Betty Arrieta by Ryan Terrell, Attorney-in-fact
Betty Arrieta by Ryan Terrell, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Terrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARK ARRIETA AND BETTY ARRIETA, and who acknowledged he/she/they executed the same as the free act and deed of the said MARK ARRIETA AND BETTY ARRIETA.

Witness my hand and official seal, this the 3rd of June, 2019.

Notary Public
My Commission Expires: 7-6-2020
(SEAL)

KRISTEN RADCLIFFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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