Karen Johnson Davidson County Batch# 240625 DEEDWARR 06/07/2019 02:00:30 PM 3 pgs Fees: $18.00 Taxes: $906.13 20190607-0054857	State of Tennessee County of Sumner The actual consideration or value, whichever is greater, for this transfer is **$244,900.00.** Affiant Subscribed and sworn to before me, this the 11 day of June 2019 Notary Public My commission expires: 10/23/19 (AFFIX SEAL)

ALICIA WILSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
WHITNEY L. ARPASI AND MATTHEW S. RECK	**NEW OWNER**	**150-02-0-303.00**
3004 Moss Springs Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DARRIN S. HARRJE AND WIFE, NICOLE HARRJE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
WHITNEY L. ARPASI AND MATTHEW S. RECK, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Revisions of Lots 1 through 17, Lot 19 and Reserve Parcels 107 and 306, Castlegate, Section 4 of record in Book 6900, Page 209, 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 DARRIN S. HARRJE, UNMARRIED by deed from JAMES HAMPTON, JR., A MARRIED MAN AND JOSEPHINE PHELPS, A MARRIED WOMAN, dated March 4, 2016, of record in Instrument No. 20160308-0022105, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 3004 Moss Springs Drive, Antioch, 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 Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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 6th day of June, 2019.

Darrel Harrje

NICOLE HARRJE

Darrin S. Harrje by Nicole Harrje as attorney in fact 6-6-19

DARRIN S. HARRJE
BY: NICOLE HARRJE, HIS ATTORNEY IN FACT

State of Tennessee)

County of Davidson)

On this 6th day of June, 2019, before me personally appeared, **NICOLE HARRJE**, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her free act and deed.

My Commission Expires: 8-20-2019

Notary Public

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

On this 6th day of June, 2019, before me personally appeared **NICOLE HARRJE**, 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 **DARRIN S. HARRJE**, and who acknowledged that she executed the same as the free act and deed of **DARRIN S. HARRJE.**

My Commission Expires: 8-20-2019

Notary Public

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

