PREPARED BY: BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

WARRANTY DEED
RETURNED TO:

Karen Johnson Davidson County
Batch# 240757 DEEDWARR
06/10/2019 09:01:24 AM 2 pgs
Fees: $13.00 Taxes: $547.60

20190610-0055048

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/25/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0305

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lowell C. Arwood, II	Wells Fargo Bank	# 119140A136.00
(NAME) 2929 Selena Dr. #136	(NAME) 300 Lancelot Drive	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Clemson, SC 29631	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FORTY-EIGHT THOUSAND AND NO/100 DOLLARS ($148,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JUDITH DIANNE MATTER, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LOWELL C. ARWOOD, II AND TRACY SMART ARWOOD, 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:

Land in Davidson County, Tennessee being Unit No. 136 on the site plan of Kingswood Condominiums of record in Plat Book 5200, Page 520, together with the undivided interest in the common elements appurtenant to said Unit, as set forth in Exhibit "C" of the Master Deed as amended establishing Kingswood Condominiums, of record in Book 6058, Page 320, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Judith Dianne Matter, an unmarried woman, by deed from Helen Callaway, Successor Trustee, of the Martha Wagner Rovocable Living Trust dated 5/10/95, of record in Instrument No. 20030501-0058364, dated April 25, 2003, Register's Office for said County.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 520, said Register's Office.

Sewer Easement of record in Book 3645, Page 9; Book 3822, Page 25; Book 4259, Page 977; Book 4260, Page 332, Register's Office for said County.

Charter for Homeowner's Association of record in Book 6092, Page 579, said Register's Office.

Easement to BellSouth Telecommunications of record in Book 11362, Page 523, Register's Office for said County.

Lease Agreement of record in Book 5585, Page 985 and Book 5585, Page 989, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 909, Page 48, amended in Book 919, Page 393; Book 928, Page 752, Book 946, Page 252; Book 1001, Page539; Book 1579, Page 387; Book 5552, Page 732, amended in Book 6058, Page 320; Book 5552, Page 774, amended in Book 6058, Page 359, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2929 Selena Dr. #136, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 7th day of June, 2019.

Judith Dianne Matter

Judith Dianne Matter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 7th day of June, 2019.

My Commission Expires: 1/3/23

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.