THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520926**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $415,000.00. Affiant Subscribed and sworn to before me, this8th day of July, 2019. Notary Public My Commission Expires: 5-30-21

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021

WARRANTY DEED

Address New Owner: Brad Arnold and Jessica Arnold 5332 Highland Place Way Hermitage TN 37076	Send Tax Bills To: ~~New Owner~~ U.S. Bank, N.A. PO Box 20005 Owensboro, KY 42304-0005	Tax Information: Tax Parcel ID No. 085-04-0A-339.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard R. Gossett and Elizabeth A. Gossett, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Bradley F. Arnold and Jessica C. Arnold, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 339 on the Plan of Final Plat of The Reserve at Stone Hall (formerly Eversong at Ravenwood), Phase 1, Section 3C, Planned Unit Development of record in Plat at Instrument No. 20160803-0080220, 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 RICHARD R. GOSSETT and ELIZABETH A. GOSSETT, husband and wife, by deed from MERITAGE HOMES OF TENNESSEE, INC., AN ARIZONA CORPORATION, of record in Instrument No. 20170731-0077514, dated July 25, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 085-04-0A-339.00 CO.

Matters shown on the Plan of record in Instrument No. 20160803-0080220, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument no. 20090310-0021482, Instrument No. 20090407-0031921, Instrument No. 20090515-0044929, Instrument No. 20090623-0058338, Instrument No. 20120202-0009628 and Instrument No. 20161013-0108472, said Register's Office.

Easement for water line of record in Instrument No. 20060801-0093487 and in Book 4212, page 147, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20070730-0089806 and in Instrument No. 20060809-0097670, said Register's Office.

Karen Johnson Davidson County
Batch# 255070 DEEDWARR
07/10/2019 04:01:30 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50
20190710-0067376

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20090615-0055321, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, of record in Instrument No. 20100720-0056497 and Instrument No. 20100720-0056521, said Register's Office.

Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20030328-0040734, said Register's Office.

Easement Agreement of record in Book 7292, page 968, said Register's Office.

Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20011024-0116287, said Register's Office.

This is improved property located at 5332 Highland Place Way Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of July, 2019.

Richard R. Gossett

Elizabeth A. Gossett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard R. Gossett and Elizabeth A. Gossett, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2019.

Notary Public

My Commission Expires: 09-09-22

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

True Copy Certification

I, Yvette Meldrum, 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 - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-30-2021