WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19-4995

WARRANTY DEED

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

JM-RF-19-1217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-14-22
(AFFIX SEAL)

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)
Danielle Morio	Cardinal Financial	
(NAME)	(NAME)	**172-14-A-74.00CO**
1217 Wexford Downs Lane	3701 Arco Corporate DR	
(ADDRESS)	(ADDRESS) Ste 200	
Nashville, TN 37211	Charlotte NC 28273	
(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, **ALEXANDER J. ARRINGTON AKA ALEXANDER JAMES ARRINGTON AND CLARISSA BULFA ARRINGTON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIELLE MORIO,** 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 Lot No. 21 on the plan of Wexford Downs, Section Two, of record in Plat Book 9700, Pages 593 and 594, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alexander J. Arrington, unmarried, by Warranty Deed from Todd Edward Griner, unmarried, recorded July 27, 2011 in Instrument No. 20110727-0057316, Register's Office for Davidson County, Tennessee.

Alexander J. Arrington AKA Alexander James Arrington having since married. Clarissa Bulfa Arrington joins in this instrument to convey any marital interest she may have in subject property.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 9700, Pages 593 and 594, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 10292, Page 51, Book 10792, Page 822 and Instrument No. 20000810-0079498, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- Conveyance of Open Space to Homeowner's Association of record in Book 10937, Page 791, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Book 10500, Page 444, Register's Office for Davidson County, Tennessee.
- Easements for Sanitary Sewer of record in Book 11201, Page 766 and Book 11444, Page 177, Register's Office for Davidson County, Tennessee.
- Easement for Water Main of record in Book 11444, Page 149, Register's Office for Davidson County, Tennessee.
- Easement for Utilities to Nashville Gas Company of record in Book 10359, Page 615, 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: **1217 Wexford Downs Lane, Nashville, Tennessee 37211**.

Karen Johnson Davidson County
Batch# 282276 DEEDWARR
09/06/2019 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20190906-0090373

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 6th DAY OF SEPTEMBER, 2019.

Alexander Arrington /Arrington Attorney In-Fact
Alexander James Arrington
by Clarissa Bulfa Arrington, Attorney-In-Fact

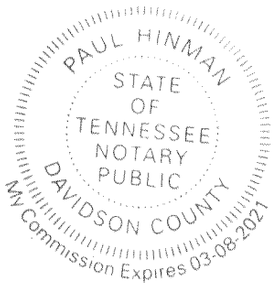
CArrington
Clarissa Bulfa Arrington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLARISSA BULFA ARRINGTON, 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 ALEXANDER JAMES ARRINGTON, and who acknowledged he/she/they executed the same as the free act and deed of the said ALEXANDER JAMES ARRINGTON.

Witness my hand and official seal, this the 6th of September, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLARISSA BULFA 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of September, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

