Name and Address of New Owner:
Jonathan Arbuckle
548 Brook View Estates Dr
Antioch, TN 37013
Send Tax Bills To:
Jonathan Arbuckle
548 Brook View Estates Dr
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 300026 DEEDWARR
10/11/2019 03:20:53 PM 3 pgs
Fees: $18.00 Taxes: $708.78
20191011-0104647

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard
Suite 203
Murfreesboro, TN 37130

Map & Parcel No: 162-10-0-140

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jerry Thomas Weeler, Jr., Renee Fletcher, Lisa Smid, and Derek S. Owen, Jr.**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jonathan Arbuckle,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, Being Lot No. 140 on the Plan of Brook View Estates, Section II, as of record in Book 4460, page 163, 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 Patricia Jean Owen, having died intestate September 18, 2016, leaving as living heirs, Jerry Thomas Wheeler, Jr., Renee Wheeler Fletcher, Lisa Smid, and Derek S. Owen Jr., as evidenced by Affidavit of Heirship of record in Instrument No. 20171020-0107868, and prior source of title to Patricia Jean Owen being by Deed from Department of Housing and Urban Development, dated October 29, 2004 of record in Instrument No. 20041108-0134136. Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

* Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue.
* Subject to all matters as shown on the Plan of record in Plat Book 4460, Page 163, Register's Office for Davidson County, Tennessee.
* Covenants, conditions, and restrictions as set forth in 4689, Page 561, Register's Office for Davidson County, Tennessee.

This is improved property known as: 548 Brook View Estates, Antioch Tennessee 37013.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 19-548

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of September, 2019.

(SEAL)
Jerry Thomas Weeler, Jr.

(SEAL)
Renee Wheeler Fletcher

(SEAL)
Lisa Smid

(SEAL)
Derek S. Owen, Jr.

NICHOLAS S HOWELL NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES 11-17-2019

NICHOLAS S HOWELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 11-17-2019

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

On this 17th day of September, 2019, before me personally appeared Jerry Thomas Weeler, Jr., ~~Renee Fletcher~~, Lisa Smid and Derek S. Owen, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of September, 2019.

Notary Signature
My commission expires: 11-17-19

COMMONWEALTH OF
~~STATE~~ OF VIRGINIA
COUNTY OF YORK

On this 17th day of September, 2019, before me personally appeared Renee Wheeler Fletcher, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of September, 2019.

Notary Signature
My commission expires: 09/30/2022

ELYSE ANOUSH KEVORKIAN WIGGINS
NOTARY PUBLIC
REGISTRATION # 7786596
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
SEPTEMBER 30, 2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
Davidson)
COUNTY OF ~~RUTHERFORD~~)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $191,563.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
17th day of September, 2019.

Notary Public
My commission expires: 11-17-19
File No. 2019-321

NICHOLAS S HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-17-2019