WARRANTY DEED

Karen Johnson Davidson County
Batch# 305923 DEEDWARR
10/24/2019 03:52:10 PM 2 pgs
Fees: $13.00 Taxes: $1,107.60

20191024-0109310

DANA DELWORTH STATE OF TENNESSE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2019

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Erin Halle	NEW OWNER	141-06-0-C-069.00 CO
(NAME)	(NAME)	
3637 Crossbrooke Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Deanna Arnold, Trustee of the Arnold Family Living Trust U/A/D July 9, 2003,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erin Christine Halle, single woman,** HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 57 on the Final Plat, Riverbridge Community, Phase 1B, of record in Instrument No. 20030709-0094605, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Ronald A. Arnold and Deanna Arnold, Trustees of The Arnold Family Living Trust u/a/d July 9, 2003, by Warranty Deed from Christopher E. Perez, an unmarried man, dated April 24, 2017, of record in Instrument No. 20170425-0040320, Register's Office for Davidson County, Tennessee. The said Ronald A. Arnold having since died and subject property being vested in Deanna Arnold, Trustee of The Arnold Family Living Trust u/a/d July 9, 2003.

unimproved ☐

This is improved ☑ property, known as 3637 Crossbrooke Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-C-19-3637

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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Instrument No. 20030709-0094605; Restrictions of record in Instrument No. 20030205-0016044, Instrument No. 20030303-0027396 and Instrument No. 20030806-0111893; By-Laws of record in Instrument No. 20030218-0020999; Homeowner's Association Charter of record in Instrument No. 20030218-0020998; Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20121114-0104692; Easement to U.S. Sprint Communications of record in Instrument No. 20140114-0003778; Easement to Harpeth Valley Utilities District of record in Book 7601, page 415; Stormwater Detention Agreement of record in Instrument No. 20021217-0155374; Quitclaim Deed to Homeowners Association for common area of record in Instrument No. 20030806-0111892; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 17th day of October, 2019.

ARNOLD FAMILY LIVING TRUST

Deanna Arnold

Deanna Arnold, Trustee

State of Hawaii
County of Honolulu

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Deanna Arnold, Trustee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Honolulu (city), Hawaii, this 17 day of October, 2019.

MINU G. LEE NOTARY PUBLIC 09-25 STATE OF HAWAII

Notary Public MINU G. LEE

My Commission Expires: Feb 8, 2021

File No.: 30304

NOTARY PUBLIC CERTIFICATION

Minu G. Lee First Judicial Circuit

Doc. Description: Warranty Deed

No of Pages: 2 Date of Doc. 10/17/19

Notary Signature 10/17/19 Date