Name and Address of New Owner:
Arnold Homes, LLC
1612 Westgate Cir Ste 222
Brentwood, TN 37027

Send Tax Statements To:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-19101519

Map and Parcel: 174-00-0-036.00

Karen Johnson Davidson County
Batch# 323176 DEEDWARR
12/02/2019 02:32:30 PM 2 pgs
Fees: $13.00 Taxes: $1,664.63
20191202-0123804

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gerald Bonds**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Arnold Homes, LLC**, a Tennessee limited liability company, hereinafter called the GRANTEE, its successors 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 in the 5th, formerly 6th, Civil District of Davidson County, Tennessee, more fully described as follows:

Beginning in the center of Old Franklin Road, which point is 1883.20 feet +/- East of the center of the intersection of Old Franklin Road and Cane Ridge Road; thence South 6 degrees 18 minutes West 500.95 feet to a point; thence South 88 degrees 51 minutes East 163 feet to a point. Said point being the Southeast corner of said property and the common corner of the grantor and Lula C. Hunter, according to a survey of Donald R. Carver, Surveyor, dated April 6, 1976. Thence in a Northerly direction along the boundary line of the grantors' and Hunter's boundary line (a fence in 1976) to the center of Old Franklin Road, approximately 600 feet +/-; thence Westerly along the center of Old Franklin Road, 275 feet +/- to the point of beginning. Containing 2.30 acres, more or less.

Being the same property conveyed to Gerald Bonds by Quitclaim Deed from Charles C. Bonds and wife, Rachel Y. Bonds of record in Book 11559, page 96, Register's Office for Davidson County, Tennessee, dated February 05, 1999 and recorded on July 06, 1999.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 3142 Old Franklin Road, Antioch, TN 37013.

Subject property is not the principal residence of the Grantor.

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, its successors 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 successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 27th day of November, 2019.

Gerald Bonds

State of Tennessee

County of Rutherford

Personally appeared before me, Gerald Bonds with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th of November, 2019.

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 2/20/2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $449,900.00.

Affiant Signature

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

Subscribed and sworn to before me, this 27th day of November, 2019.

Notary Public
My Commission Expires: 4-11-2020

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

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 Signature
My Commission Expires 4-11-2020

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020