# WARRANTY DEED

Karen Johnson Davidson County
Batch# 330441 DEEDWARR
12/16/2019 12:39:10 PM 2 pgs
Fees: $13.00 Taxes: $743.70

20191216-0129483

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $201,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF DECEMBER, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/9/23

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

**THIS INSTRUMENT PREPARED BY**
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-6567RG

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Eric Arnold and Tracy Arnold | Eric Arnold and Tracy Arnold | 133-07-0-120.00 |
| 3342 Mimosa Drive | 3532 Crestridge Drive | |
| Nashville, TN 37211 | Nashville, TN 37211 | |

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**JOHN P. TRACY, JR, UNMARRIED AND WILLIAM DONALD TRACY, UNMARRIED AND JAMES IVAN TRACY, UNMARRIED**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**ERIC ARNOLD AND TRACY ARNOLD, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described tract of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 43 on the plan of Glencoe Acres, Section 1, as of record in Book 1835, Pages 137 and 138, Register's Office for said County, described as follows:

Beginning on the Westerly margin of Goodland Road at the corner of Lots Nos. 43 and 64; thence with the line between said Lots, Westwardly 158.8 feet to the Easterly line of Lot No. 44; thence with the line between said Lots Nos. 43 and 44, Southwardly 98.4 feet to the Northerly margin of Mimosa Drive; thence with same, Eastwardly 133.8 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, Northeastwardly 39.3 feet to the Westerly margin of Goodland Road; thence with same, Northwardly 73.4 feet to the beginning.

Being the same property conveyed to John P. Tracy and wife, Helen O. Tracy, as life estate and John P. Tracy, Jr., William Donald Tracy and James Ivan Tracy, as remainder by Quitclaim deed from John P. Tracy and wife, Helen O. Tracy of record in Instrument No. 20070824-0101931 Register's Office for Davidson County, Tennessee, dated August 24, 2007 and recorded on August 24, 2007. The said John P. Tracy having since died on September 26, 2014. The said Helen O. Tracy having since died on October 22, 2018.

This instrument is being executed on behalf of John Patrick Tracy, Jr., pursuant to a Power of Attorney executed by him on the 3rd day of December, 2019, of record in Instrument No. 20191216-0129482, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantors or their spouses.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(1) The Plan of record in Plat Book 1835, Pages 137 and 138, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4298, Page 589, Register's Office for Davidson County, Tennessee. (3) Restrictive Covenants contained in instrument of record in Book 2088, Page 534 and amended in Book 2105, Page 633, Register's Office for Davidson County, Tennessee. NOTE: Said restrictions are not applicable to portions thereof that have already expired. (4) Taxes for the current year which have been prorated and paid by the Grantor herein.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 3342 Mimosa Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 12th day of December, 2019.

John P. Tracy Jr. By William Donald Tracy, by Attorney-in-fact

John P. Tracy, Jr.

By: Williams Donald Tracy, Attorney-In-Fact

William Donald Tracy

Williams Donald Tracy

James Ivan Tracy

James Ivan Tracy

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared WILLIAM DONALD TRACY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of JAMES P. TRACY, JR for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of JAMES P. TRACY, JR.

Witness my hand and official seal, this 12th day of December, 2019.

Russell D. Gill

Notary Public

My Commission Expires: 12-15-21

RUSSELL D. GILL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 12-15-2021

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, WILLIAM DONALD TRACY AND JAMES IVAN TRACY, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of December, 2019.

Russell D. Gill

Notary Public

My Commission Expires: 12-15-21

RUSSELL D. GILL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 12-15-2021

**File #: 19-6567RG**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**278 Franklin Road, Ste. 190**

**Brentwood, TN 37027**