Karen Johnson Davidson County
Batch# 337037 DEEDWARR
01/02/2020 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $863.76
20200102-0000041

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$233,450.00~~. Affiant Subscribed and sworn to before me, this the 30th day of December, 2019. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Cameron Arnold	Renasant Bank	103-08-0B-322.00-CO
322 Sloan Road	2001 Park Place North #150	
Nashville, TN 37209	Birmingham, AL 35203	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHARLES H. GENY, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAMERON ARNOLD, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 322 of Parklane Condominiums, Phase V, Exhibit "B" to Master Deed of record in Book 7896, Page 710 and amended in Book 7937, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Emily S. Bennett, an unmarried person by Warranty deed from Linda M. Marlow, an unmarried person of record in Instrument No. 20020510-0057934 Register's Office for Davidson County, Tennessee, dated April 26, 2002 and recorded on May 10, 2002.

Being the same property conveyed to Charles H. Geny, married by Warranty deed from Emily Bennett, unmarried of record in Instrument No. 20190828-0086994 Register's Office for Davidson County, Tennessee, dated August 26, 2019 and recorded on August 28, 2019.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 322 Sloan Road, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of December, 2019.

Charles H. Geny

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Charles H. Geny, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of December, 2019.

Notary Public

My Commission Expires: 5-2-22

BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022