Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1078

Karen Johnson Davidson County
Batch# 366205 DEEDWARR
03/02/2020 03:35:16 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20200302-0023425

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peter J. Minich, an unmarried man** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Lorna Morris and Bruce Arntson, wife and husband, community property,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 462 on the Plan of Section Six, Crieve Hall Estates of record in Plat Book 2331, Pages 1 and 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Peter J. Minich, an unmarried man by deed from F. Steve Hooper and wife, Andrea Lee Hooper, dated July 29, 2005, of record as Instrument Number 20050801-0089933, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 5037 Montclair 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Lorna Morris/ Bruce Arntson	First Midwest Bank	146-12-0-035.00
5037 Montclair Drive	300 N. Hunt Club Road, 2nd Floor	
Nashville, TN 37211	Gurnee, IL 60031	

WITNESS THE EXECUTION HEREOF this 25 day of February, 2020.

Peter J. Minich

State of Washington
County of Pierce

On this 25 day of February, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Peter J. Minich and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11/1/23

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 275,000.00.

Affiant

Sworn and subscribed before me on this the 27th day of February, 2020.

Notary Public

My Commission Expires: 11/2/2020

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY