Karen Johnson Davidson County
Batch# 372412 DEEDWARR
03/13/2020 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20200313-0028448

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0105

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th day of March, 2020

Notary Public

Commission Expires: 11/21/22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Leonard E. Arnold and Shirley A. Arnold 2255 Tinnin Road Goodlettsville, TN 37072	The Farmers Bank PO Box 1057 White House, TN 37188	007-00-0-159.00

WARRANTY DEED

FOR AND IN 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/WE,

Kathleen N. Hendricks, Successor Trustee of the Susan Nemec Plaisance Revocable Living Trust, dated Feb. 6, 2019

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leonard E. Arnold and Shirley A. Arnold, husband and wife

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

Land in the 10th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the Westerly margin of Tinnin Road, the most Northeast corner of this tract, and being a corner of William Birdwell (Deed Book 7862, Page 123); thence with the margin of said Tinnin Road, South 37 degrees 57 minutes 00 seconds East 232.80 feet to a point in the margin of said road; thence, leaving said road, South 63 degrees 05 minutes 00 seconds West 671.41 feet to a point; thence, South 78 degrees 52 minutes 00 seconds West 1521.18 feet to a point; thence, North 08 degrees 16 minutes 39 seconds East 298.89 feet to a point, corner to said Birdwell; thence, with said Birdwell, North 72 degrees 47 minutes 09 seconds East 997.73 feet to a point; thence, North 78 degrees 42 minutes 07 seconds East 970.80 feet to the beginning, containing 15.95 acres more or less.

Being the same property conveyed to Richard P. Plaisance and wife, Susan N. Plaisance by Warranty Deed from Robert Yates Musselwhite and wife, Janice Watters Musselwhite of record in Book 8702, Page 151, Register's Office for Davidson County, Tennessee, dated August 12, 1992 and recorded on August 17, 1992. (Value or consideration shown in aforementioned deed $220,000.00.) The said Richard P. Plaisance died leaving Susan N. Plaisance vested as the surviving tenant by the entirety.

Being the same property conveyed to Susan Nemec Plaisance, Trustee of the Susan Nemec Plaisance Revocable Living Trust, dated Feb. 6, 2019 by Quitclaim Deed from Susan Nemec Plaisance of record in Instrument No. 20190206-0011546, Register's Office for Davidson County, Tennessee, dated February 06, 2019 and recorded on February 06, 2019. (Value of consideration shown in aforementioned deed $0.00.) Susan Nemec Plaisance having since died 2/28/19, Kathleen N. Hendrick was appointed as Successor Trustee of the Susan Nemec Plaisance Revocable Living Trust, dated Feb. 6, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2255 Tinnin Road, Goodlettsville, TN 37072

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, their heirs and assigns forever; and we so covenant with 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 is 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11th day of March, 2020.

The Susan Nemec Plaisance Revocable Living Trust, dated Feb. 6, 2019

By: Kathleen N Hendricks
Kathleen N. Hendricks, Successor Trustee

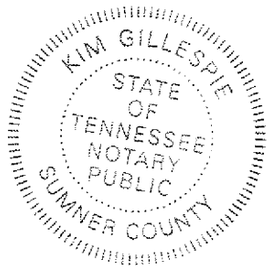
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kathleen N. Hendricks, Successor Trustee of Susan Nemec Plaisance, Trustee of the Susan Nemec Plaisance Revocable Living Trust, dated Feb. 6, 2019** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 11th day of March, 2020.

Kim Gillespie
Notary Public
My Commission Expires: 9.22.2020

(Notary Seal)



True Copy Certification

I, **Jennifer Pennell,** 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 Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022