Karen Johnson Davidson County
Batch# 379430 DEEDWARR
03/30/2020 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,080.40
20200330-0033983

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 2003156

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $292,000.00.

Affiant

MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC County of Rutherford

Subscribed and sworn to before me, this 27th day of March, 2020.

Notary Public
My Commission Expires: 9/19/22

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Benjamin J. Sax	FirstBank	128-12-0C-100.00-CO
1031 Woodbury Falls Dr	318 Seaboard Ln Ste 205	
Nashville, TN 37221	Franklin, TN 37067	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert B. Arritt Jr. and Nancy C. Arritt, husband and wife**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Benjamin J. Sax, unmarried man**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit No. 1031 on the Plan of Woodbury Townhomes established by the Declaration of Covenants, Conditions and Restrictions said plan shown as Exhibit E thereof, of record in Instrument Number 20060310-0028278, as amended in Instrument Number 20080201-0010772, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert B. Arritt Jr., and Nancy C. Arritt, husband and wife by Warranty deed from Vanessa Lo, married of record in Instrument No. 20141211-0113390 Register's Office for Davidson County, Tennessee, dated November 18, 2014 and recorded on December 11, 2014.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_improved ___unimproved property known as 1031 Woodbury Falls Dr, Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 26 day of March, 2020.

Robert B. Arritt Jr.

Nancy C. Arritt

State of Virginia
County of BOTETOURT

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Robert B. Arritt Jr. and Nancy C. Arritt with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at City of CLOVERDALE, VA, this 26 day of March, 2020.

Notary Public at Large
My Commission Expires:

LINDA J CAMPBELL
NOTARY PUBLIC
REG. #352996
MY COMMISSION EXPIRES
9/30/2020
COMMONWEALTH OF VIRGINIA

True Copy Certification

I, Melanie Harper, 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 Rutherford

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] 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: 8/19/2023

