STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 494164 DEEDWARR
10/13/2020 09:21:53 AM 2 pgs
Fees: $13.00 Taxes: $884.30

20201013-0118635

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of October, 2020.

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 6, 2021

Notary Public
MY COMMISSION EXPIRES:
File No. G20-10243

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jordan Bradley	NEW OWNER	052-01-0-308.00
(NAME)	(NAME)	
(STREET ADDRESS)	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Chad Arnold and Hillary Arnold, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jordan Bradley**, 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 Davidson County, Tennessee, being the north 111 feet of Lot No. 4 of Block K, in the revised plan of Power and Roth's Madison Park Subdivision, in the County of Davidson, State of Tennessee, of record in Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Chad Arnold, a married person by Deed dated December 12, 2014 from Faleishia L. Harris, recorded December 22, 2014, in Instrument Number 20141222-0117021, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 843, Page 7, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 804 Idlewild Drive, Madison, TN 37115.

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 do 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. Whenever 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/our hand(s) this 8th day of October, 2020.

Chad Arnold

Hillary Arnold

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of October, 2020, before me personally appeared Chad Arnold and Hillary Arnold, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of October, 2020.

Notary Signature
My commission expires: 6/11/2024

STATE OF TENNESSEE NOTARY PUBLIC DEANNA L COOPER MARSHALL COUNTY

PREPARED AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066