Karen Johnson Davidson County
Batch# 538520 DEEDWARR
12/21/2020 08:09:30 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20201221-0150649

WARRANTY DEED

MAKEYSHA SORENSEN NOSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$365,000.00**.

Affiant

Subscribed and sworn to before me, this the 17th day of December, 2020.

Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Andrew David Collins	New Owner	**Map 133-07-0 Parcel 120.00**
3342 Mimosa Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Eric Arnold and Tracy Arnold, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew David Collins, an unmarried man

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 Lot No. 43 on the Plan of Glencoe Acres, Section I, of record in Plat Book 1835, Pages 137 and 138, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Eric Arnold and Tracy Arnold, husband and wife, by Warranty Deed dated December 12, 2019 from John P. Tracy, Jr., unmarried, and William Donald Tracy, unmarried and James Ivan Tracy, unmarried, of record in Instrument No. 20191216-0129483, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantor or his/her spouse.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 1835, Pages 137 and 138, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4298, Page 589, Register's Office for Davidson County, Tennessee. (3) Restrictive Covenants contained in instrument of record in Book 2088, Page 534 and amended in Book 2105, Page 633, Register's Office for Davidson County, Tennessee. NOTE: Said restrictions are not applicable to portions thereof that have already expired. (4) Taxes for the current year which have been prorated and paid by the Grantor herein.

This is improved (_X___) Unimproved (____) property, known as **3342 Mimosa 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 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 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 **17th** day of **December, 2020.**

Eric Arnold

Tracy Arnold

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Eric Arnold and Tracy Arnold,** the within named sellers, 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 Nashville, Tennessee, this **17th** day of **December, 2020.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY