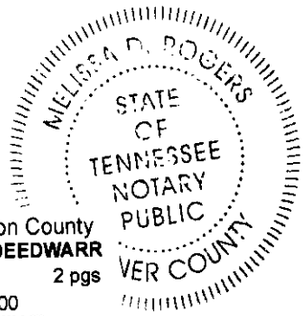
WARRANTY DEED



Karen Johnson Davidson County
Batch# 552862 DEEDWARR
01/12/2021 12:17:44 PM 2 pgs
Fees: $13.00 Taxes: $6,549.00

20210112-0005400

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,770,000.00

Thomas W. Hulme
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~THE~~ 11th day of January, 2021

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 3/23/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
arranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Thomas W Hulme	Simmons First National Bank	116-12-L-6
(NAME)	(NAME)	
4208 Arundel Court	291 E. Main St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20203442

For and 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, **Charles W. Brinkley, Jr. and Sherry L. Brinkley**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Thomas W Hulme, married 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 6 on the Final Plat of Arundel Subdivision, of record in Instrument No. 20070717-0085048 Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Charles W. Brinkley Jr. and wife Sherry L. Brinkley by Warranty Deed from Castle Contractors, LLC dated July 22, 2010 and filed of record in Instrument No. 20100802-0060279 Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Instrument No. 20070829-0103602, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

And also made subject to a Stormwater Easement appearing of record in Instrument No. 20080130-0012097, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 4208 Arundel Court, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Dated at the time and places stated in the notarial statements.

Charles W. Brinkley, Jr.

Sherry L. Brinkley

STATE OF Florida)
County OF Seminole)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Charles W. Brinkley, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th of January 2021.

Notary Public State of Florida
Linda J Cook
My Commission GG 966529
Expires 03/08/2024

Linda J Cook
Notary Public
My Commission Expires:

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sherry L. Brinkley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th of January, 2021.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY