Return to
TITLE & ESCROW, LLC
[illegible] SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 20042652

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $202,000.00

Affiant

Subscribed and sworn to before me, this 12th day of January, 2021.

Notary Public
My Commission Expires:

KIMBERLY BEARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

Karen Johnson Davidson County
Batch# 554925 DEEDWARR
01/15/2021 09:58:37 AM 2 pgs
Fees: $13.00 Taxes: $747.40

20210115-0007022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James W. Nelson and Deborah E. Nelson 1012 Mallow Drive Madison TN 37115	New Owner	Tax Parcel ID No. 043-16-0-179.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patricia A. Arnett, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James W. Nelson and Deborah E. Nelson, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Section 2, Arrowhead Estates of record in Plat Book 5050, Page 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James T. Arnett and wife, Patricia A. Arnett by Warranty deed from Susan K. Robinson, unmarried of record in Book 7235, page 632, Register's Office for Davidson County, Tennessee, dated May 08, 1987 and recorded on May 14, 1987.

James T. Arnett now being deceased on March 15, 2018 in Davidson County, Tennessee. Continuous Marriage Affidavit Recorded on August 12, 2019 in Instrument No. 20190812-0079921.

The execution of this instrument is affected by the signature of Abby Benson as Attorney-in-Fact for Patricia A. Arnett, which Power of Attorney is recorded in Instrument Number 20210115-0007021, in said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5050, Page 83, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5286, Page 406, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 1012 Mallow Drive Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of January, 2021.

Patricia A Arnett by A as attorney in fact

Patricia A. Arnett by Abby Benson as
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Abby Benson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Patricia A. Arnett and that she is authorized by Patricia A. Arnett to execute this instrument on her behalf.

Witness my hand, at office, this 12th day of January, 2021.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13 2022