Karen Johnson Davidson County
Batch# 600296 DEEDWARR
03/25/2021 12:56:30 PM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20210325-0039475

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 35956-11-2020	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $280,000.00. Affiant Subscribed and sworn to before me this 31st day of December, 2020. Notary Public My Commission Expires: 11.8.21

GREG FAIRBETTER NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOV. 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Thomas Arnett, Jr. 238 Hillsboro Place Nashville, TN 37215	New Owner	Map and Parcel No.: 117030D23800CO

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, Joshua D. Guinn, a married man ("Grantor") has this day bargained and sold, and does hereby transfer and convey to James Thomas Arnett, Jr., a married man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 238 Hillsboro Place, Nashville, Davidson County, Tennessee 37215.

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

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Grantor represents and warrants that the subject property is not and has never been his marital residence.

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 the 31st day of December, 2020.

GRANTOR:

Joshua D. Guinn

STATE OF TEXAS

COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua D. Guinn, married, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of December, 2020.

KATHLEEN BLANK
Notary Public, State of Texas
Comm. Expires 11-09-2023
Notary ID 130433912

Notary Public
My Commission Expires: 11/09/23

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 238 on the Plan of Hillsboro Station Condominiums, of record in Plat Book 6250, Pages 751-753, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Station, a horizontal property regime established by Master Deed of record in Book 6740, Page 37, amended in Book 8140, Page 689, said Register's Office.

Being the same property conveyed to Joshua D. Guinn by deed dated June 28, 2007 from Carla M. Worthey, unmarried of record in Instrument No. 20070711-0082742, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021 and subsequent years, a lien, but not yet due and payable, which are assumed by Grantee. Map and Parcel No. 117030D23800CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Hillsboro Station, of record in Book 6740, Page 37, amended in Book 8140, Page 689, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3965, Page 909 and Book 4158, Page 34, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6250, Pages 751-753, Register's Office for Davidson County, Tennessee.
6. Easement for overhead line of record in Book 6595, Page 58, Register's Office for Davidson County, Tennessee
7. Easement for trunk sanitary sewer of record in Book 3531, Pages 572, 576 and 592, Register's Office for Davidson County, Tennessee.
8. Easement for ingress and egress of record in Book 4633, Page 468, Register's Office for Davidson County, Tennessee.
9. Easement of record in Book 1877, Page 581, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Book 6629, Page 452, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212