WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

DM-SB-AP-21-412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ian McCollum	**New Owner**	
(NAME)	(NAME)	**142 16 0B 030.00**
412 Arlington Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY FLEMING JONES KANTZ, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **IAN MCCOLLUM, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 30 on the Plan of Arlington Green, Phase I, a Planned Unit Development, as of record in Plat Book 6900, Page 399, as amended in Book 7517, Page 281, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Mary Fleming Jones-Kantz, unmarried, by Warranty Deed from Libbi D. McCullough, unmarried, of record in Instrument No. 20020916-0112795, in the Register's Office of Davidson County, Tennessee, dated August 30, 2002 and recorded on September 16, 2002.

This conveyance is subject to:
• County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ARLINGTON GREEN PHASE I, as recorded in Plat Book 6900, Page(s) 399, as amended in Book 7517, Page 281.

• Declaration of Covenants, Conditions and Restrictions recorded in Book 7328, Page 195; Book 7517, Page 283, as amended in Book 7517, Page 367 and Book 8120, Page 402, as amended in Book 8120, Page 485; Book 8180, Page 222; Book 8180, Page 230; Book 8181, Page 62 and Book 8712, Page 618, as amended in Book 8712, Page 620; Book 8796, Page 410; Book 8796, Page 416; Book 8902, Page 963; Book 9150, Page 182; Book 9492, Page 594 and Book 9492, Page 600.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **412 Arlington Place, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 601846 **DEEDWARR**
03/29/2021 10:13:09 AM 2 pgs
Fees: $13.00 Taxes: $1,775.63

20210329-0040642

Warranty Deed

Witness my/our hand(s) this the 24 DAY OF MARCH, 2021.

Mary Fleming Jones Kantz

Mary Fleming Jones Kantz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY FLEMING JONES KANTZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of March, 2021.

William E. Grones

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 24th of March, 2021.

Notary Public
My Commission Expires:
(SEAL)

RETURN TO:
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Nashville, TN 37212