Karen Johnson Davidson County
Batch# 787719 DEEDWARR
01/11/2022 02:37:55 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20220111-0003621

WARRANTY DEED

ANGELA HYDE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER MY COMM. EXPIRES 10/21/24

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th DAY OF January, 2022.

(Affix Seal) Notary Public

My Commission Expires: 10-21-2024

ARNOLD-T21216

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Samuel Arnold, an unmarried man	First Community Mortgage, Inc.	086-14-0B-046.00
3101 Lake Drive	114 30th Avenue South	
Hermitage, TN 37076	Nashville, TN 37212	

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, I/we, JENNIFER LAYMAN, A MARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SAMUEL ARNOLD, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs 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. 134 on the Plan of Revised Final Plat, Fleetwood Subdivision of record in Plat Book 4900, Page(s) 465 and 466, in the Register's Office for Davidson County, Tennessee, to which Plan reference if hereby made for a more complete description of said property.

BEING the same property conveyed to Jennifer Layman, a married woman by Warranty Deed from Jesse Samuel Howard, Jr and Nancy Joan Howard, husband and wife dated 8/28/2020 and filed for record on 9/1/2020 in Instrument Number 20200901-0099305, in Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on the plat of record in Plat Book 6900, page 465, Fleetwood, said Register's Office, including any and all revisions, corrections and or amendments thereto of record.

Subject to restrictive Covenants of record in RB 7628, Page 6, said Register's office, including any revisions/amendments/corrections recorded in Book 7170, Page 987.

Subject to restrictive Covenants of record in RB 7940 Page 565, said Register's office, including any revisions/amendments/corrections recorded in Book 7171, Page 4.

The above referenced property is not the primary residence of the Grantor.

( ) unimproved
This is (X) improved property known as 3101 Lake Drive, Hermitage, Tennessee 37076.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 7th day of January, 2022 :

Jennifer Layman

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Ginger A. Dickey, a Notary Public in and for said County and State, the within named JENNIFER LAYMAN, A MARRIED WOMAN, the bargainor(s), 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.

Witness my hand and official seal at Hendersonville, Tennessee this 7th day of January, 2022.

Notary Public

My Commission Expires: _____

