Karen Johnson Davidson County
Batch# 800595 DEEDWARR
02/04/2022 11:36:30 AM 4 pgs
Fees: $23.00 Taxes: $573.50
20220204-0013255

WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 05-05-2025
(AFFIX SEAL)

Cheryl Buckingham
STATE OF TENNESSEE NOTARY PUBLIC
Davidson COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-010110

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Paul Sizemore Arnold	Paul Sizemore Arnold	
(NAME)	(NAME)	
543 Highcrest Drive	543 Highcrest Drive	172-08-0B-050-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS ($155,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROBERT E. WAGNER, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL SIZEMORE ARNOLD, A SINGLE 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:

A certain tract or parcel of land located in First Civil District of Metropolitan Nashville and in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Bridle Downs, Phase II, as shown on plat of record in Plat Book 7900, Page 241, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Edward Q. Warner and wife, Betty Sue Warner by Special Warranty Deed from SunTrust Bank, Nashville, N.A, dated 04/10/1996 and recorded 04/18/1996, of record in Book 10019, Page 433, Register's Office for Davidson County, Tennessee.

The said Edward Q. Warner died on 09/18/2000, leaving the said Betty Sue Warner the sole surviving

tenant by the entirety.

The said Betty Sue Warner died testate on 01/08/2008, devising subject property to Edward Q. Warner, Jr. and Scott P. Warner, as evidenced in File No. 08P95, Probate Court Clerk's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Edward Q. Warner, Jr. and Scott P. Warner, equally as tenants in common by Executors' Quitclaim Deed from Edward Q. Warner, Jr. and Scott P. Warner, as Executors under the Last Will and Testament of Betty Sue Warner, dated 10/15/2008 and recorded 10/15/2008, of record in Instrument No. 20081015-0103963, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Warner Partners LP, a Tennessee limited partnership by Quitclaim Deed from Edward Q. Warner, Jr. and Scott P. Warner, dated 10/15/2008 and Recorded 10/15/2008, of record in Instrument No. 20081015-0103966, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Robert E. Wagner, a single man by Warranty Deed from Warner Partners LP, a Tennessee limited partnership, dated 05/26/2021 and recorded 06/01/2021, of record in Instrument No. 20210601-0073396, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☒
This is improved ☐ property, known as 1837 Champions Drive, Nashville, TN 37211

(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 we do covenant with the said GRANTEES 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 GRANTEES, 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 the 25th day of January, 2022

Robert E. Wagner

STATE OF TN
COUNTY OF Williamson

On this 25 day of January, 2022, before me personally appeared Robert E. Wagner, a single man to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 25 day of January, 2022

Commission Expires: 05-05-2025

Notary Public

Cheryl Buckingham
STATE OF TENNESSEE NOTARY PUBLIC
Davidson COUNTY

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1-25, 2022.

Affiant
Date: January 26, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 26 day of January 2022.

Notary Public

My Commission Expires: 5/5/2025

