Karen Johnson Davidson County
Batch# 905427 DEEDWARR
08/19/2022 09:13:27 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20220819-0093878

WARRANTY DEED

ROBIN BOWMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2022.

Notary Public

MY COMMISSION EXPIRES: 6/15/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

First Community Title & Escrow Company DBA Waterstone Title, 1608 Williams Drive, Ste 103, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Spencer Arroyo	First National Bank of Middle Tennessee	095 05 0A 003.00
(NAME)	(NAME)	
2017 Farley Pl.	200 East Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210	McMinnville, Tennessee 37110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,. Virginia Faye Cashion, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Spencer Arroyo, 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:

BEING Lot No. 3, on the Plan of Belle Acres, Section One, of record in Plat Book 5200, Page 144 and revised in Plat Book 5200, Page 227, Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description of said lot.

Being the same property conveyed to Virginia Faye Cashion, by Warranty Deed from D&P Properties, dated July 13, 1987, of record in Book 7296, page 602, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantees; All matters appearing on the Plan of record in Plat Book 5200, page 144, revised in Plat Book 5200, page 227, Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5409, page 360 and Book 5412, page 771; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2017 Farley Pl., Nashville, TN 37210

(House Number) (Street) (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 hand this 18th day of August, 2022.

Virgina Faye Cashion, by Terry Cashion,
her Attorney in Fact her attorney in fact

State of Tennessee
County of Rutherford

Personally appeared before me, Terry Cashion with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the foregoing instrument on behalf of Virginia Faye Cashion, that he executed the same as the free act and deed of said Virginia Faye Cashion, and for the purposes therein contained by virtue of a Durable General Power of Attorney, duly executed by the said Virginia Faye Cashion, and appearing of record in Instrument No. 20220722-0084227, in the Register's Office of Davidson County, Tennessee.

WITNESS my hand and seal this 18th day of August, 2022.

Notary Public
My Commission Expires: 12/15/24

