WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,900.00

X Edward R Arnold
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2009

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Edward R. Arnold	Bank of America, N.A.	Parcel ID:
5036 Suter Dr.	801 Crescent Centre Dr., Ste 510	14710003600
Nashville, TN 37211-5155	Franklin, TN 37067	

FOR AND IN 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, we

Rachael T. Mason f/k/a Rachael L. Thompson and husband, Reuben J. Mason

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Edward R. Arnold and wife, Michelle Arnold

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. 281 on the Plan of Caldwell Country Estates, Section Five, of record in Plat Book 3300, Page 16, as amended in Book 5199, Page 400, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Rachael L. Thompson, unmarried, by deed from Greg Langley and wife, Bridget Langley, of record in Instrument 20040513-0056351, said Register's Office. The said Rachael L. Thompson is now known as Rachael T. Mason.

This conveyance is subject to Restrictions of record in Book 1788, Page 108, as amended in Book 3279, Page 556, said Register's Office.

This conveyance is made subject to: (1) 2009 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3300, Page 16, as amended in Book 5199, Page 400, said Register's Office.

The said Reuben J. Mason joins in this conveyance to convey any and all marital interest he may have in said property.

Rachael L. Thompson and Rachael T. Mason being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5036 Suter Dr., Nashville, TN 37211-5155

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 30th day of July, 2009.

Rachael T. Mason
Rachael T. Mason

Reuben J. Mason
Reuben J. Mason

BILL GARRETT, Davidson County
Trans: T20090051751 DEEDWARR
Recvd: 07/31/09 10:27 2 pgs
Fees: 13.00 Taxes: 591.63

20090731-0071667

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 Rachael T. Mason fka Rachael L. Thompson and husband, Reuben J. Mason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of July, 2009.

My Commission Expires: 11-22-10

Notary Public

