Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20110009985 DEEDWARR
Recvd: 02/17/11 09:17 2 pgs
Fees:13.00 Taxes:199.80
20110217-0013414

06-1102-74153

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is ~~$54,000.00~~

Affiant

Subscribed and sworn to before me, this 8th day of February, 2011

Notary Public
My commission expires: 1-17-12

KATHLEEN A TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Arnold Investments, Inc. 205 Oak Grove Dr. Nashville TN 37217-1241	Arnold Investments 226 Meandering Dr. Lebanon TN 37090	107-05-0B-205.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stephen Bergen, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Arnold Investments, Inc., hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit 205, the Addition of Five Oaks, a Planned Unit Development, of record in Book 5200, Page 456, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen Bergen by deed from Harold Bergen and wife, Betty S. Bergen, dated December 27, 2005, recorded December 28, 2005, of record in Instrument No. 20051228-0155505, Register's Office for Davidson County, Tennessee. Stephen Bergen is one and the same person as Stephen H. Bergen.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 205 Oak Grove Dr., Nashville, TN 37217-1241

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 8th day of February, 2011.

Stephen Bergen Harold Bergen POA
Stephen Bergen, by Harold Bergen, as Attorney in Fact for Stephen H. Bergen, a/k/a Stephen Bergen

Attorney in Fact for Stephen H Bergen
A/K/a Stephen Bergen

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Harold Bergen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Stephen Bergen, a/k/a Stephen H. Bergen, and that he is authorized by Stephen Bergen, a/k/a Stephen H. Bergen, to execute this instrument on his behalf.

Witness my hand in Mt. Juliet, TN; this 8th day of February, 2011.

Notary Public

My Commission expires: 01/17/12

