WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/11 09:06 3 pgs
Fees:18.00 Taxes:444.00
20111227-0100397

R-VRES-11-1901

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF November, 2011.

Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Joshua R. Ethridge	Primary Residential Mtg (NAME)	
1901 Riverside Drive (ADDRESS)	4750 West Wiley Post Way (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Salt Lake City UT 84116 (CITY) (STATE) (ZIP)	72-11-455

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we OLIVER R. ARNOLD, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSHUA R. ETHRIDGE, UNMARRIED, 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:

THE FOLLOWING DESCRIBED, LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT: BEING LOT NO. 15, THE NORTH 20 FOOT OF LOT NO. 16 AND ALL THAT PART OF ESSEX AVENUE (NOW CLOSED) LYING BETWEEN LOTS NOS. 15 & 16 ON THE PLAN OF RIVERSIDE DRIVE SUBDIVISION OF RECORD IN BOOK 974, PAGES 60 AND 61, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE. SAID PROPERTY FRONTS 110 FEET ON THE EASTERLY MARGIN OF RIVERSIDE DRIVE AND RUNNING BACK BETWEEN PARALLEL LINES, THE NORTHERN LINE BEING 158 FEET, MORE OR LESS, AND THE SOUTHERN LINE BEING 160 FEET, MORE OR LESS, TO A DEAD LINE IN THE REAR MEASURING 110 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM INA RUTH CASE, UNMARRIED TO RICHARD O. ARNOLD, OLIVER R. ARNOLD AND WIFE, MARY C. HUFF AS RECORDED ON THE 15TH DAY OF MARCH, 1999 IN DEED BOOK 11384, PAGE 465, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. AND FURTHER BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM RICHARD O. ARNOLD TO OLIVER R. ARNOLD AND WIFE, MARY C. HUFF AS RECORDED ON THE 5TH DAY OF JULY, 2000 IN INSTRUMENT NO. 200007050066248. SAID MARY C. HUFF, HAVING SINCE DIED LEAVING OLIVER R. ARNOLD THE SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN INCLUDING THOSE OF RECORD IN PLAT BOOK 974, PAGE(S) 60 AND 61 AND BOOK 4058, PAGE 746, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1901 Riverside Drive, Nashville, Tennessee 37216
(House Number) (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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 November, 2011.

Oliver R. Arnold

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Oliver R. Arnold, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of November, 2011.

Notary Public

My Commission Expires: 1/9/2012

(SEAL)

MELISSA HAZEKAMP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

I, Dawn D Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me. Laurie M. Harris notary public for this county and state Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).