WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

Subscribed and sworn to before me, this 20th day of September, 2012

Notary Public

MY COMMISSION EXPIRES: 05-06-13
(AFFIX SEAL)

DAVIDSON COUNTY GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20120072035 DEEDWARR
Recvd: 09/25/12 09:38 2 pgs
Fees:13.00 Taxes:1054.50
20120925-0086917

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Monin Boldt		091-15-0
(NAME)	(NAME)	(MAP)
5312 Nevada Avenue	NEW OWNER	069.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Richard E. Arrendale and spouse Tondra S. Arrendale, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Laura Monin Boldt and spouse Chad Boldt, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being a part of Block 13 on the Map of Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, Page 18, in the Register's Office for Davidson County, Tennessee, and described as follows::

Beginning at a point in the north margin of Nevada Avenue, 110.0 feet west from the right-of-way of the N.C. & St. Louis Railroad, thence, northeasterly parallel to said right-of-way, 200.0 feet to the southerly margin of an alley; thence, with the margin of said alley, westerly 50.0 feet to a point, which is 198.0 feet east from the easterly margin of 54th Avenue, north or Richland Avenue; thence, southwesterly 200.0 feet to the north margin of Nevada Avenue, being 170.0 feet east from the east margin of 54th Avenue, north thence, with the margin of Nevada Avenue, easterly 50.0 feet to the point of beginning.

Being the same property conveyed to Richard E. Arrendale, by deed dated October 25, 2002, from Craig S. Eichelman, unmarried, of record in Instrument No. 20021029-0132141, and further conveyed to Richard E. Arrendal and wife, Tondra S. Arrendale, by Quitclaim Deed dated February 9, 2009, from Richard E. Arrendale, of record at Instrument No. 20090217-0013096, in the Register's Office for Davidson County, Tennessee. The Quitclaim Deed was erroneous in that it contained an incomplete legal description.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 5312 Nevada Avenue, Nashville, Tennessee 37209

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 20th day of September, 2012.

Richard E. Arrendale

Tondra S. Arrendale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Richard E. Arrendale; Tondra S. Arrendale with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 20th day of September, 2012.

Notary Public

My Commission Expires: 9/23/13

JENNIFER S. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY