THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120095772 DEEDWARR
Recvd: 12/14/12 11:27 3 pgs
Fees:18.00 Taxes:1016.95
20121214-0115310

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jeff Davis and Cara Davis 3739 Cedarwood Drive Nashville, TN 37216	F & M Bank 10 Cadillac Dr. # 100 Brentwood, TN 37027	062-09-0-019.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **SUSAN REEVES, JERRI ARNOLD, and JOY LYNN ARNOLD, TRUSTEE of the Joy Lynn Arnold Revocable Living Trust Agreement Dated September 29, 2011,** hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **JEFF DAVIS and wife, CARA DAVIS**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the south 20 feet of Lot No. 19 and all of Lot No. 20, on the Plan of Riverwood Subdivision, or record in Book 547, page 62, said Register's Office.

Included but expressly excluded from the above is that "Tract II" conveyed in Book 7627, page 996, Register's Office for Davidson County, Tennessee, as follows:.

A tract of land in Davidson County, Tennessee, being the easternmost portion of the south 20 feet of Lot No. 19 and the easternmost portion of Lot 20 on the Plan of Riverwood Subdivision of record in Book 547, page 62, Register's Office for Davidson County, Tennessee.

The excluded property is triangular in shape and fronts 120 feet on the westerly side of a 30 foot avenue, and extends back 60 feet, more or less on the northerly line to a point on the easterly margin of Cedarwood Drive as now located and fronts 138 feet, more or less, along the easterly margin of Cedarwood Drive to a point in the westerly side of the said 30 foot avenue.

Being part of the same property conveyed to James C. Arnold and wife, Betty A. Arnold by deed from Ruby G. Bateman Uthman as of record in Book 7588, page 71, and conveyed off in Book 7627, page 996, said Register's Office.

Being part of the property conveyed to James C. Arnold and wife, Betty A. Arnold, by deed from Ruby G. Bateman Uthman of record in Book 7588, page 71, Register's Office for Davidson County, Tennessee. Said James C. Arnold predeceased said Betty A. Arnold. Said Betty A. Arnold died intestate on November 28, 2010, leaving as her heirs at law Susan Reeves, Joy Arnold, and Jerri Arnold (affidavit of Heirship recorded as Instrument No. 20110121-0006129, Register's Office for Davidson County, Tennessee). Said Joy Arnold having conveyed her one-third (1/3) interest to Joy Lynn Arnold, Trustee, by Quitclaim Deed of record as Instrument No. 20111005-0077087, Register's Office for Davidson County, Tennessee.

This is improved property known as **3739 Cedarwood Drive, Nashville, Tennessee 37216** .

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and

forever defend the title to the said land to the GRANTEE, its successors 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 our hands:

Jerri Arnold
JERRI ARNOLD

SHANE M KNOLL
Notary Public - Arizona
Maricopa County
My Comm. Expires Jun 7, 2015

COUNTY OF Maricopa

STATE OF Arizona

Notice to Notary: Do not alter the form of acknowledgment below, even if you are taking the acknowledgment in a state other than Tennessee. You must affix your stamp or seal of office.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JERRI ARNOLD**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 11th day of December, 2012:

Shane M Knoll
Notary Public

My Commission Expires: 6-7-2015

Susan Reeves
SUSAN REEVES

Joy Lynn Arnold, Trustee
JOY LYNN ARNOLD, TRUSTEE of the Joy Lynn Arnold Revocable Living Trust Agreement Dated September 29, 2011

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SUSAN REEVES**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 12 day of December, 2012:

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 4.3.14

STATE OF Tennessee

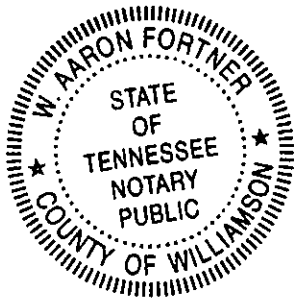
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **JOY LYNN ARNOLD**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the **TRUSTEE** of **the Joy Lynn Arnold Revocable Living Trust Agreement Dated September 29, 2011**, the within named bargainor, and further acknowledged that she executed the foregoing instrument in behalf of **the Joy**

Lynn Arnold Revocable Living Trust Agreement Dated September 29, 2011, for the purposes therein contained. Witness my hand and official seal on this the 12 day of December, 2012:

Notary Public

My Commission Expires: 6.3.14



STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $274,850.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12 DAY OF DECEMBER, 2012:

Notary Public

My Commission Expires: 6.3.14

