THIS INSTRUMENT PREPARED BY: Shirley Arnold
860 Sylvania Drive
Nashville, TN. 37207

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
SHIRLEY A. ARNOLD 860 SYLVANIA DR. NASHVILLE, TN. 37207	SAME AS NEW OWNER	Map 33-14 Parcel 102

FOR AND IN CONSIDERATION of the sum of Six Thousand Dollars ($6,000.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ANDREW DYER, heir of FRANCES EVELYN DYER, hereinafter referred to as the "GRANTOR'", have bargained and sold, and by these presents do transfer and convey unto SHIRLEY A. ARNOLD, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in the 3rd Councilmanic District of Davidson County, State of Tennessee, described as follows, to wit:

Being a certain parcel of Land located in the 3rd Councilmanic District and being all of the property as shown as Reserve Parcel B, on the final plat of Pleasant Hill Addition, as recorded in Book 3300, Page 7, R.O.D.C., TN., and being more particularly described as follows:

Being at an old concrete monument located in the East Right-of-Way of Green Acres Drive (50 foot R.O.W.):

Thence, with said Right-of-Way, NORTH 29 DEGREES 36 MINUTES 11 SECONDS EAST, 104.20 FEET.

Thence, leaving said Right-of-Way with the South line of Lot 110 as shown on said plat, SOUTH 61 DEGREES 14 MINUTES 18 SECONDS EAST, 188.42 feet to a State Highway monument.

PICK-UP
T.A.I

BILL GARRETT, Davidson County
Trans:T20120097725 DEEDWARR
Recvd: 12/21/12 10:31 3 pgs
Fees:18.00 Taxes:22.20
20121221-0117802

Thence, SOUTH 29 DEGREES 24 MINUTES 55 SECONDS WEST, 27.64 feet to the Northeast corner of the property owned by Shirley A. Arnold, as recorded in Book 10308, Page 32, R.O.D.C., TN;

Thence, NORTH 83 DEGREES 13 MINUTES 13 SECONDS WEST, 204.51 feet to the point of beginning and containing 12,425 Square Feet, or 0.29 Acres, more or less.

Being the same property as conveyed to FRANCES EVELYN DYER, as recorded in Book 5285, Page 274, R.O.D.C., TN.

This is unimproved property located in Davidson County, Tennessee.

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, her heirs and assigns, forever.

And WE, the GRANTOR, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

Taxes for the year 2012, which are a lien, now due and payable and which will be paid, in full, without proration, by GRANTOR, at closing.

And WE, the GRANTOR, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land unto the said GRENTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 20 day of December, 2012.

"GRANTOR"

Andrew R. Dyer

Andrew Dyer

"GRANTEE"

Shirley A. Arnold

Shirley A. Arnold

DIANA L. CARILLON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2015

Diana L. Carillon
July 6, 2015

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW DYER and SHIRLEY A. ARNOLD, 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, at office, this the 20th Day of December 2012.

Diana L. Carillon

NOTARY PUBLIC

Date expires July 6, 2015

DIANA L. CARILLON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $6,000.00.

Andrew L. Dyer

Affiant

Sworn to and subscribed before me, this the 20th day of December, 2012.

Diana L. Carillon

NOTARY PUBLIC

Date expires July 6, 2015

DIANA L. CARILLON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2015