WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of December 2012

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130001447 DEEDWARR
Recvd: 01/07/13 10:09 2 pgs
Fees:13.00 Taxes:2035.00
20130107-0001712

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 300 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin Olejcek	Mortgage Investor Grp	10410023600
(NAME)	(NAME)	
2811 Blair Boulevard	8320 East Walker Apt 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Arnold Realty Company, Inc. NKA Arnold Realty Company, LLC pursuant to Certificate of Conversion 200901130003335,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Martin Olejcek, an unmarried person,** hereinafter called the Grantees, their heirs 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 Lot No. 3 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place of record in Book 421, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Arnold Realty Company, Inc. by Quitclaim Deed from Richard S. Pollard, Jr. and wife, Anissa R. Pollard dated July 14, 2008 of record in Instrument No. 20080721-0074242, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Arnold Realty Company, Inc. and Richard S. Pollard Jr. and wife, Anissa R. Pollard, by deed from Robert C. Armstrong and wife, Gael T. Armstrong, dated June 12, 2008 of record in Instrument No. 20080616-0002066, Register's Office of Davidson County, Tennessee. Arnold Realty Company, Inc., pursuant to Certificate of Conversion of record in Instrument No. 200901130003335, said Register's Office, is now known as Arnold Realty Company, LLC.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2811 Blair Boulevard, Nashville, TN 37212

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, has 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 our hands this **28th** day of **December, 2012.**

Arnold Realty Company, LLC

R. Shannon Pollard, Jr., Trustee of The Richard Edward Arnold Revocable Trust, Member

R. Shannon Pollard, Jr., Trustee of The Sally Gayhart Arnold Revocable Trust, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named R. Shannon Pollard, Jr., Trustee of The Richard Edward Arnold Revocable Trust and as Trustee of the Sally Gayhart Arnold Revocable Trust, Members of the Arnold Realty Company, LLC whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the Members, respectively of Arnold Realty Company, LLC, and that he/she/they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of Arnold Realty Company, LLC.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of December, 2012.

NOTARY

CHRIS CONTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2013

MY COMMISSION EXPIRES: _____