WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

R-PP-13-229

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $551,500.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-2014

(AFFIX SEAL)

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 NUMBERS
Jacqueline Bracken Fisher	Jacqueline Bracken Fisher	
229 Lauderdale Road	229 Lauderdale Road	
Nashville, TN 37205	Nashville, TN 37205	103-12-0 079.00
(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 considerations, the receipt of which is hereby acknowledged, we IVY M. ARNOLD, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JACQUELINE BRACKEN FISHER, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 16, BLOCK I, CHEROKEE PARK SECOND SECTION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 547, PAGES 175 AND 176, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM NOBLE PROPERTIES, INC., A TENNESSEE CORPORATION TO IVY M. ARNOLD, A MARRIED WOMAN AS RECORDED ON THE 11TH DAY OF MAY, 2012 IN INSTRUMENT NO. 20120511-0041118; SUBSTITUTE TRUSTEE'S DEED FROM SHAPIRO & KIRSCH, LLP, AS SUBSTITUTE TRUSTEE TO NOBLE PROPERTIES INC. AS RECORDED ON THE 7TH DAY OF MAY, 2012 IN INSTRUMENT NO. 20120507-0039458 AND WARRANTY DEED FROM AML REALTY, INC., AN ARKANSAS CORPORATION TO JOHN J. HARRINGTON AS RECORDED ON THE 20TH DAY OF NOVEMBER, 1997 IN DEED BOOK 10690, PAGE 549 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN ~~ON THE RECORDED SUBDIVISION~~ IN PLAT BOOK 547, PAGES 175 AND 176, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE DOES NOT JOIN IN THE EXECUTION OF THIS DEED DUE TO THE PROPERTY NEVER HAVING BEEN THEIR MARITAL RESIDENCE. THIS PROPERTY WAS USED FOR INVESTMENT PURPOSES ONLY.

unimproved ( )

This is improved (X) property, known as 229 Lauderdale Road, Nashville, Tennessee 37205
(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 14th day of February, 2013.

Ivy M. Arnold

BILL GARRETT, Davidson County
Trans:T20130016261 DEEDWARR
Recvd: 02/27/13 11:38 2 pgs
Fees:13.00 Taxes:2040.55

20130227-0019554

STATE OF Tennessee
COUNTY OF Davidson

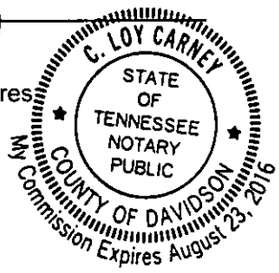
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ivy M. Arnold, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 14th day of February, 2013.

Notary Public

My Commission Expires

(SEAL)



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