WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Jay Arnold and Sara Arnold 325 Lynn Drive Nashville, TN 37211	SEND TAX BILLS TO: Farmington Financial Group, LLC 2002 Richard Jones Rd., #300A Nashville, TN 37215	MAP-PARCEL NUMBERS: 14701010700

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

JONATHAN A. STREET, unmarried

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

JAY ARNOLD and wife, SARA ARNOLD

HEREINAFTER called the GRANTEE, his 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. 376 on the Plan of Caldwell Hall, Section III, of record in Book 2900, Page 131, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jonathan A. Street, unmarried, by warranty deed from Carl Tesch, IV, unmarried, of record in Instrument No. 20020805-0093557, in the Register's Office for Davidson County, Tennessee.

This is improved property known as **325 Lynn Drive, Nashville, Tennessee 37211.**

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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 15th day of April, 2013.

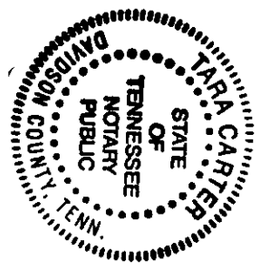
JONATHAN A. STREET

BILL GARRETT, Davidson County
Trans:T20130032042 DEEDWARR
Recvd: 04/18/13 14:35 2 pgs
Fees:13.00 Taxes:839.90
20130418-0038790

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **JONATHAN A. STREET,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 15th day of April, 2013.



Tara Carter
NOTARY PUBLIC
My Commission Expires: 11-4-13

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $227,000.00.

SCall
AFFIANT

Sworn to and subscribed to before me this 15th day of April, 2013.

Tara Carter
NOTARY PUBLIC

My Commission Expires: 11-4-13

