WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2013

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JEFFREY M. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 18, 2016

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
James W. Denney, Jr	Pinnacle Bank	Parcel ID:
6924 River Ridge Drive	150 3rd Ave. South, Ste. 900	141150C03600CO
Nashville, TN 37221	Nashville, TN 37201	

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, we

Gerald A. Arnold, II, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
James W. Denney, Jr and Elaine Denney, husband and wife
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. 141 on the plan of Rolling River Estates, Phase 5, of record in Book 5800, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Gerald A. Arnold, II by deed from Bradford Craig Valentine and Krin Lemon Valentine, of record in Book 10558, Page 736, dated July 30, 1997, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 4892, Page 689 amended in Book 5214, Page 933; Book 5336, Page 480; Book 5436, Page 238; Book 5855, page 605; Book 5917, Page 310; Book 5969, Page 156; Book 6001, Page 401; Book 6298, Page 934; and Book 4892, Page 679, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 5800, Page 33, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6924 River Ridge Drive, Nashville, TN 37221

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, 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 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 my hand this 24th day of October, 2013.

Gerald A. Arnold, II

BILL GARRETT, Davidson County
Trans:T20130092113 DEEDWARR
Recvd: 10/28/13 10:17 2 pgs
Fees:13.00 Taxes:592.00

20131028-0111733

STATE OF FLORIDA
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gerald A. Arnold, II, unmarried, 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 24 day of October, 2013.

My Commission Expires: 8-1-17

Notary Public

ADRIAN GOAS
Notary Public - State of Florida
My Comm. Expires Aug 1, 2017
Commission # FF 041689