858718
Box 14

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,800.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY of April, 2014 Notary Public MY COMMISSION EXPIRES: 9-19-16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20140030125 DEEDWARR
Recvd: 05/02/14 09:23 2 pgs
Fees: 13.00 Taxes: 1849.26
20140502-0037169

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Arnold and Tracy Arnold	Commerce Union Bank	118-14-0-116.00
(NAME)	(NAME)	
3532 Crestridge Dr	1204 Nashville Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Gallatin, TN, 37066	
(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, **Marcel Rodriguez and Carrie Anne Berryman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Eric Arnold and Tracy Arnold, 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. 42, on the Plan of Longview Manor, Sections 1 and 2, of record in Book 1424, page 127, Register's Office for said County.

Said Lot No. 42 fronts 117 feet on the easterly side of Crestridge Drive and extends back 161.8 feet on the southerly line and 169.1 feet on the northerly line to a dead line, measuring 122 feet thereon.

BEING the same property conveyed to Marcel Rodriguez and wife, Carrie Anne Berryman by Warranty Deed from Sue S. Caldwell dated June 30, 2008, of record in Instrument No. 20080715-0072491, Register's Office for Davidson County, Tennessee.

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 3532 Crestridge Dr, Nashville, TN 37204

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 **30th** day of **April, 2014**

Marcel Rodriguez
By Susan Heinrich, Attorney-in-fact

Marcel Rodriguez
By: Susan Heinrich, Attorney In Fact

Carrie Anne Berryman by Susan Heinrich Attorney-in-fact

Carrie Anne Berryman
By: Susan Heinrich, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared **Marcel Rodriguez**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Susan Heinrich,** and who acknowledge that he/she executed the same as the free act and deed of the said **Susan Heinrich**, by virtue of a Power of Attorney, duly executed and appearing of record in Book *_____, Page _____, said Register's Office. * Instrument # 20140502-0037167

Witness my hand and official seal, this **30th** day of **April, 2014**

Notary Public

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared **Carrie Anne Berryman** known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Susan Heinrich,** and who acknowledge that he/she executed the same as the free act and deed of the said **Susan Heinrich,** by virtue of a Power of Attorney, duly executed and appearing of record in Book *_____, Page _____, said Register's Office. * Instrument # 20140502-0037168

WITNESS my hand and official seal at Nashville, Tennessee this 30th day of April, 2014.

NOTARY

MY COMMISSION EXPIRES:

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015