Box 10-B

BILL GARRETT, Davidson County
Trans:T20140033946 DEEDWARR
Recvd: 05/15/14 12:40 2 pgs
Fees:13.00 Taxes:129.50
20140515-0041815

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Joshua C. Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2014.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSHUA C. WILSON	SAME	053-08-030.00
(NAME) P. O. BOX 140371	(NAME)	053-08-031.00
(ADDRESS) NASHVILLE, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, RICHARD WAHL, JR. AND EDWARD ARNO, BOTH UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA C. WILSON,** 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(s) 9 & 10, Block 11, as shown on the map entitled Dabbs & Elliot Subdivision No. 1, of record in Book 547, Page 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard Wahl, Jr., and Edward Arno, by deed from Danny L. Hale and wife, Deborah A. Hale, of record as Instrument No.20051018-0125729, dated October 14, 2005, Register's Office for Davidson County, Tennessee.

See Limited Power of Attorney of Edward Arno being recorded herewith as Instrument No. 20140515-0041814, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved(X) property, known as **0 Elliott Drive, Old Hickory, TN 37138** / **203 24th Street, Old Hickory, TN 37138**
(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 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 our hands this **15th** day of May, 2014.

Richard Wahl, Jr.

RICHARD WAHL, JR.

Edward Arno By: Richard Wahl, Jr. Attorney in fact for Edward Arno

EDWARD ARNO
By: RICHARD WAHL, JR. ATTORNEY IN FACT FOR EDWARD ARNO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard Wahl, Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of May, 2014.

My commission expires: May 5, 2015

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2014, before me personally appeared **Richard Wahl, Jr.**, Attorney-in-Fact for **Edward Arno**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Edward Arno**, and who acknowledged that he executed the same as the free act and deed of **Edward Arno**.

Witness my hand and official seal at Nashville, Tennessee this 15th day of May, 2014.

My Commission expires: May 5, 2015

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public