WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20140073291 DEEDWARR Recvd: 09/30/14 10:33 2 pgs Fees:13.00 Taxes:629.00 20140930-0089906	The actual consideration or value, whichever is greater, for this transfer is **$170,000.00.** Eric P Arnold Affiant Subscribed and sworn to before me, this the 26th day of September, 2014. Notary Public My commission expires: 2/13/17 (AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Eric P. Arnold **Tracy Arnold**	**Renasant Bank**	**Map 083 02 0 Parcel 311.00**
308 Manchester Ave	**2001 Park Place North, Suite 650**	
Nashville, TN 37206	**Birmingham, AL 35203**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Natalie A. Kilgore, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric P. 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 part of Lot No. 5 on the Map of Brownsville, as of record in Book 21, Page 9, in the Register's Office for Davidson County, Tennessee, and shown on a Plat of a subdivision of a part of Lot 5 on said Plan, as of record in Book 161, Page 67, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEGINNING at a point in the easterly margin of Manchester Avenue, 207 feet, north of the north margin of Benjamin Street; thence easterly 200 feet more or less to the west margin of an alley, said point being 207 feet 6 inches more or less north of the north margin of Benjamin Street; thence with the margin of said alley, northerly 60 feet to a point; thence westerly 200 feet, more or less to the east margin of Manchester Avenue; thence with the margin of the same southerly 60 fee to the point of beginning.

BEING the same property conveyed to Natalie A. Kilgore, unmarried, by Deed dated April 3, 2004 from Olan B. Mitchell and wife, Mary B. Mitchell, of record in Instrument No. 20040428-0048244, Register's Office for Davidson County, Tennessee.

CONVEYANCE of the above described parcel of land is subject to the following:
The Plan of record in Book 21, Page 9, and Plat Book 161, Page 67, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

This is improved (x) Unimproved ( ) property, known as **308 Manchester Ave, Nashville, TN 37206**

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 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/our hand(s) this **26th** day of ~~**September, 2014.**~~

Natalie A. Kilgore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Natalie A. Kilgore,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **September, 2014.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY