26B

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box #26B BMTE FILE 14744

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Katherine Lambert Graddy	{Churchill Mortgage Corp.	}091-10-0-457.00 }
{507B Lovell Street	{761 Old Hickory Blvd.,Ste.400}	}
{Nashville, TN 37209	{Brentwood, TN 37027	}
{This instrument prepared by: Robert J. Notestine III, Attorney at Law,		}
{109 Kenner Avenue, Suite 201, Nashville, TN 37205.		}

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Kyle O. Arneson and wife, Francine V. Arneson (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto Katherine Lambert Graddy, a single person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 2, LOVELL STREET, as shown on plat of record in Plat Book 8250, Page 336, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kyle Arneson by Warranty Deed from Frank B. Lopehandia and Shirley D. Lopehandia, husband and wife, recorded on the 12th day of May, 2004 in Instrument No. 20040512-0054475, in the Register's Office of Davidson County, Tennessee. Kyle Arneson and Kyle O. Arneson are one and the same person.

Francine V. Arneson, spouse of Kyle O. Arneson joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved real property located at 507B Lovell Street, Nashville, TN 37209.

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee.
2. All matters and conditions shown on the plat of record in Plat Book 332, page 7 and Plat Book 8250, page 336, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $140,000.00.
(
(Affiant
(Subscribed and sworn to before me
(this 25th day of September, 2014.
(
(My Commission Expires: Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

BILL GARRETT, Davidson County
Trans:T20140073938 DEEDWARR
Recvd: 10/01/14 14:55 2 pgs
Fees:13.00 Taxes:518.00
20141001-0090717

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 23rd day of September, 2014.

Kyle O. Arneson

Francine V. Arneson

STATE OF South Dakota
COUNTY OF Minnehaha

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Kyle O. Arneson and wife, Francine V. Arneson, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 23rd day of September, 2014.

Notary Public

My Commission Expires: 3/7/17

LINDSAY NETH
NOTARY PUBLIC
SOUTH DAKOTA
SEAL SEAL