Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0972

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of December, 2014

Notary Public
Commission Expires: 3/24/17

CAROL T BAKER NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

BILL GARRETT, Davidson County
Trans:T20140095714 DEEDWARR
Recvd: 12/22/14 14:59 2 pgs
Fees:13.00 Taxes:481.00
20141222-0117021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Chad A. Arnold 804 Idlewild Drive Madison, TN 37115	NEW OWNER	052-01-0-308.00

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, I/WE,

Faleishia L. Harris

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chad A. Arnold, a married person

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 the north 111 feet of Lot No. 4 of Block K, in the revised plan of Power and Roth's Madison Park Subdivision, in the County of Davidson, State of Tennessee, of record in Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Faleishia L. Harris by Special Warranty Deed from CR Capital Group, LLC, dated 4/11/13 and recorded 4/16/13 in Instrument No. 20130416-0037543; and being the same property previously conveyed to CR Capital Group, LLC, a New York Limited Liability Company, by Special Warranty Deed from JPMorgan Chase Bank, NA, dated 12/18/12 and recorded 1/9/13 in Instrument No. 20130109-0002845; and being the same property previously conveyed to JPMorgan Chase Bank, NA, by Trustee's Deed from Wilson & Associates, PLLC, as Successor Trustee, dated 1/31/12 and recorded 2/6/12 in Instrument No. 20120206-0010243, Register's Office for Davidson County, Tennessee. Subject property is new construction and has never been the primary residence of Faleishia L. Harris.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 804 Idlewild Drive, Madison, TN 37115.

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 so 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

whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th day of December, 2014.

Faleishia L. Harris

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Faleishia L. Harris
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 at Brentwood, Tennessee this 12th day of December, 2014.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/21/17

(Notary Seal)