WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150001013 DEEDWARR
Recvd: 01/06/15 10:45 4 pgs
Fees:23.00 Taxes:333.00
20150106-0001238

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$90,000.00.**

Affiant

Subscribed and sworn to before me this 2nd day of Jan, 2015

Notary Public
My Commission expires: 5/21/2018
(Affix Seal)

INDIANA LAWTON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ryan Derek Arnett	New Owner	119-12-0-054.00
293 Vivelle Ave.		
, Nashville TN 37210	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amanda Dean, Trustee for "The 815 Carlyle Place Trust"**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ryan Derek Arnett**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 178 on the plan of Battlewood, Section 2, of record in Book 1835, pages 95 and 96, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Amanda Dean, as Trustee for the 815 Carlyle Place Trust by deed from Earl G. Reid, III, on October 29, 2014, of record in Instrument Number 20141030-0100000, Register's Office for Davidson County, Tennessee.

See CERTIFICATION OF TRUST attached hereto as Exhbit A and made a part hereof.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1835, page 95 and 96, Register's Office Davidson County, Tennessee.

This is improved property known as: **815 Carlyle Place, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 2, 2015.

Amanda Dean, as Trustee of "The 815 Carlyle Place Trust"

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Amanda Dean, Trustee of "The 815 Carlyle Place Trust,"** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **2nd** day of **January 2015.**

Notary Public
My Commission Expires: 7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A to Warranty Deed
CERTIFICATION OF TRUST and AFFIDAVIT
(This document will be recorded.)

Trustee:	**Amanda Dean, Trustee**
Trust:	**The 8156 Carlyle Place Trust**
Date of Trust:	**October 29, 2014**
Property:	**815 Carlyle Place, Nashville, TN 37211**

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, duly commissioned and qualified, the within named Affiants, **Amanda Dean**, individually, and **Amanda Dean, as Trustee** for the above Trust, to me personally known or who proved to me on the basis of satisfactory evidence, and who being first duly sworn, did depose and say:

1. That I, Amanda Dean, declare that I am a resident of the County of Robertson, State of Tennessee.

2. That I, **Amanda Dean**, declare I am the Trustee of the above referenced Trust.

3. That no person, Trustee, Successor Trustee, or beneficiary under said Trust has any right to the above referenced Property and specifically has no desire or right to purchase said Property.

4. That said Trust was created under an "Agreement and Declaration of Trust for The 815 Carlyle Place Trust" dated October 20, 2014, and said Trust is entitled, **The 815 Carlyle Place Trust.**

5. That the terms of said Trust in part state as follows:

Paragraph 5. Power of Trustee

...

c. Without prejudice to the general powers conferred on the Trustee hereunder, it is hereby declared that the Trustee shall have the following powers, with the consent of the Beneficiaries:

...

(2) To sell at public auction or private sale ... any part, or the whole of the Trust Property which may, from time to time form part of the Trust estate....

...

(5) To make, execute, acknowledge, and deliver all deeds, releases, ... contracts ... and other obligations of whatsoever nature relating to the Trust Property, and generally to have full power to do all things and perform all acts necessary to make the instruments proper and legal.

...

Paragraph 6. Duties of Trustee. It shall be the duty of the Trustee in addition to the other duties herein imposed upon him:

...

e. To sell the Trust Property and distribute the proceeds therefrom:....

6. That no other terms of said Trust or any amendments thereto would prohibit Trustee's ability or authority to convey the hereinabove referenced property as Trustee.

7. That the Trustee, **Amanda Clark**, is not under any legal disability or other disability which would render her incompetent or otherwise unable to execute binding documents on behalf of the above trust property.

8. That the terms contained in the "Appointment of Successor Trustee" dated November 1, 2014, shall control over the terms of the Trust and where necessary shall amend said Trust Agreement.

Initials: 

9. That I hereby certify that I am empowered as Trustee under the Trust document to exercise powers for the benefit of the Trust and/or its Beneficiary(ies), including the power to convey any assets specifically including real property belonging to the Trust.

10. That my authority as Trustee has not been revoked or terminated.

11. That if pursuant to the terms of the Trust, Beneficiary's approval is required in order for Trustee to perform as set forth herein, then Trustee affirms that all such approvals have occurred.

12. That no changes, modifications, amendments, alterations, mergers or divisions of the Trust or terms therein have occurred which would in any way limit, extinguish, or terminate the authority of Trustee to act or perform on behalf of the Trust including but not limited to Trustee's authority to execute deeds of conveyance on behalf of Trust.

13. That this Certification of Trust shall be attached to the deed of conveyance for the above referenced Property and recorded in the Register's Office for Davidson County, Tennessee.

14. That the affirmations made in this Affidavit shall be binding on our heirs, beneficiaries, successors and/or assigns and on those of **The 815 Carlyle PlaceTrust,** and/or its Trustee.

IN TESTIMONY WHEREOF, we hereunto subscribe our signatures this 2nd day of January 2015.

Amanda Dean, individually Affiant

Amanda Dean, Trustee of "The 815 Carlyle Place Trust," Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

I HEREBY CERTIFY, that on the 2nd day of **January 2015**, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **Amanda Dean, individually and as Trustee** of The 815 Carlyle Place Trust known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledge that she executed the same for the purpose therein contained.

AS WITNESS my hand and seal the day and year first above written.

NOTARY PUBLIC
COMMISSION EXPIRATION: 7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS DOCUMENT WAS PREPARED BY:
CINDY S. SMITH, P.C.
P.O. BOX 292004
NASHVILLE, TN 37229-2004

1411-200

Initials: