WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00 Affiant Subscribed and sworn to before me, this 12th day of March, 2015. Notary Public MY COMMISSION EXPIRES: 10/18/2016 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Holly M. Dunn	Legends Bank	
(NAME)	(NAME)	(MAP)
3901 West End Ave. #305	310 N 1st St	103-16-0A-043.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37205	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Newman Arndt, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Holly M. Dunn, a single person**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Property in Davidson County, Tennessee, being, Unit No. 305 on the Plan of Rokeby, a Condominium, as of record in Plat Book 5050, page 16, as more fully shown on the Plan of the 3rd Floor of record in Plat Book 5060, page 135, Register's Office for said County, to which plan reference is made for a complete description.

Being the same property conveyed to Newman Arndt by Warranty deed from Carlos R. Owens and wife, Myrtice J. Owens of record in Instrument No. 20140228-0017422 Register's Office for Davidson County, Tennessee, dated February 28, 2014 and recorded on February 28, 2014, and Affidavit recorded on March 25, 2014, in Instrument No. 20140325-0024556.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 3901 West End Ave. #305, Nashville, Tennessee 37205

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.

BILL GARRETT, Davidson County
Trans:T20150018772 DEEDWARR
Recvd: 03/16/15 10:57 2 pgs
Fees:13.00 Taxes:1147.00
20150316-0022209

Witness my hand this 9th day of March, 2015.

Newman Arndt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Newman Arndt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 9th day of March, 2015.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7/6/2015

RETURN TO:
Rudy Title and Escrow LLC
2012 21st Avenue South
Nashville, TN 37212

FILE NUMBER R-VRES-15-3901-305