WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150031793 DEEDWARR
Recvd: 04/27/15 14:27 2 pgs
Fees:13.00 Taxes:1661.30

20150427-0037561

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Rossini	Renasant Bank	131-04-0-085.00
(NAME)	(NAME)	
1110 Belvidere Drive	2001 Park Place, North Ste 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Birmingham, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, HENRY ORMAND ARNOLD, III, NANCY ARNOLD GURLEY, BRUCE CRISMAN ARNOLD, AND TIMOTHY WYCKOFF ARNOLD, SUCCESSOR CO-TRUSTEES OF THE BERNICE L. ARNOLD LIVING TRUST, DATED MARCH 10, 2004, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO JEFFREY ROSSINI AND CAROLINE ROSSINI, 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 being located in Davidson County, Tennessee, being Lot No. 15 and the west one-half of Lot No. 14 of Block 12, on the Plan of College Park Subdivision, as of record in Book 843, page 29, Register's Office for said County.

Said Lot and said part of said lot adjoin and front together 75 feet on the north side of Belvidere Drive, and run back between lines, 164 feet 9 inches on the west line of Lot No. 15, and 153.7 feet along the east line of the west 1/2 of Lot No. 14, to a dead line in the rear on which they measure 75 feet.

Being the same property conveyed to HENRY O. ARNOLD, JR. AND WIFE, BERNIE W. ARNOLD, by deed from R. H. EUBANK AND WIFE, KATHERINE W. EUBANK, of record in Book 3341, page 43, dated February 6, 1962, said Register's Office. The said Henry O. Arnold died on or about June 14, 2002, leaving Bernie W. Arnold, sole owner. BERNIE W. ARNOLD further conveyed to BERNICE L. ARNOLD, TRUSTEE OF THE BERNICE L. ARNOLD LIVING TRUST, DATED MARCH 10, 2004, by Quitclaim Deed of record in Instrument No. 20040401-0036966, dated March 23, 2004, said Register's Office. The said Bernice L. Arnold died on February 23, 2015, leaving Henry Ormand Arnold, III, Nancy Arnold Gurley, Bruce Crisman Arnold, and Timothy Wyckoff Arnold as Successor Co-Trustees of the Bernice L. Arnold Living Trust, Dated March 10, 2004.

This conveyance is subject to: 2015 property taxes which are a lien, but not yet due and payable; all matters as shown on the Plan of College Park Subdivision, as of record in Book 843, page 29, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 1110 Belvidere Drive, Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 24th day of April, 2015.

Henry Ormand Arnold III / Successor Co-Trustee
Henry Ormand Arnold, III, Successor Co-Trustee

Bruce Crisman Arnold Successor Co-Trustee
Bruce Crisman Arnold, Successor Co-Trustee

Nancy Arnold Gurley successor co-trustee
Nancy Arnold Gurley, Successor Co-Trustee

Timothy Wyckoff Arnold Successor Co-Trustee
Timothy Wyckoff Arnold, Successor Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HENRY ORMAND ARNOLD, III, NANCY ARNOLD GURLEY, BRUCE CRISMAN ARNOLD, AND TIMOTHY WYCKOFF ARNOLD, SUCCESSOR CO-TRUSTEES OF THE BERNICE L. ARNOLD LIVING TRUST, DATED MARCH 10, 2004, the within named bargainors, with whom I am personally acquainted (or 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 24th day of April, 2015

Notary Public

My Commission Expires: 11/6/17

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.