WARRANTY DEED

File #15539

BILL GARRETT, Davidson County
Trans: T20150045754 DEEDWARR
Recvd: 06/10/15 11:21 2 pgs
Fees: 13.00 Taxes: 1309.80
20150610-0054725

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan F. Lister	Metropolitan Bank	-146-07-0-079.00
(NAME)	(NAME)	
5026 Regent Drive	3500 Lakeland Drive, #501	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Flowood, MI 39232	
(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, I, **Joy Lynn Arnold, Trustee of the Joy Lynn Arnold Revocable Living Trust Agreement dated September 29, 2011,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan F Lister and wife, M Maxwell Lister,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 8 on the Plan of Section One, Revised Crieve Hall Estates, of record in Plat Book 1835, Pages 122 through 124, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joy Lynn Arnold, Trustee of the Joy Lynn Arnold Revocable Living Trust Agreement dated September 29, 2011 by Quitclaim deed from Joy Lynn Arnold, unmarried of record in Instrument No. 20111005-0077088 Register's Office for Davidson County, Tennessee, dated September 29, 2011 and recorded on October 05, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 5026 Regent Drive, Nashville, TN 37220

(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 my hand this 3rd day of June, 2015.

Joy Lynn Arnold, Trustee of the Joy Lynn Arnold Revocable Living Trust Agreement dated September 29, 2011,

BY: Joy Lynn Arnold, Trustee
Joy Lynn Arnold, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Joy Lynn Arnold**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Trustee of the Joy Lynn Arnold Revocable Living Trust Agreement dated September 29, 2011**, and is authorized by the trust document to execute this instrument on its behalf.

This the 3rd day of June, 2015.

My Commission Expires: 9-5-2016

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027