THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15064483**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $425,000.00 Affiant Subscribed and sworn to before me, this 9th day of July, 2015. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans: T20150056584 DEEDWARR
Recvd: 07/13/15 13:51 2 pgs
Fees: 13.00 Taxes: 1572.50
20150713-0068011

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Brian Waller 4527 BEACON DR Nashville, TN 37215-4003	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13015004500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Truxton Trust Company and Pamela J. Chilton as co-executors of the Estate of Betty Jeanne Vandervort Arnold** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Brian Waller**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 of Block "S" on the plan of Tyne Meade, Section 4, as of record in Book 1424, Page 25, Register's Office for said County.

Being the same property conveyed to Walker L. Arnold and wife, Bette J. Arnold by Warranty Deed from Pat B. Lynch and wife, Ernesteen P. Lynch, recorded on the 28th day of September, 1949 in Deed Book 1758, Page 519. Walker L. Arnold having died February 25th, 1997 in Davidson County, Tennessee. Bette J. Arnold having died March 26th, 2015 Last Will and Testament of record in Probate Docket No. 15P573 in the Seventh Circuit for Davidson County, Tennessee. Letters of Testamentary signed on April 16th, 2015 by Richard R. Rooker, Clerk, appointing Truxton Trust Company and Pamela J. Chilton as Co-Executors of the estate of Betty Jeanne Vandervort Arnold and therefore empowering them to convey said property above.

Betty Jeanne Vandervort Arnold and Bette J. Arnold being one and the same person.

Said property is not the marital residence of the Grantee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TYNE MEADE, SECTION 4, as recorded in Plat Book 1424, Page(s) 25.

A Perpetual Easement as shown in Book 1512, Page 384.

This is improved property located at 4527 BEACON DR Nashville TN 37215-4003

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of July, 2015.

Estate of Betty Jeanne Vandervort Arnold

BY: Pamela J. Chilton Co-executor Agent
Pamela J. Chilton, co-executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela J. Chilton, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that he is Co-Executor of The Estate of Betty Jeanne Vandervort Arnold, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of July, 2015.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Estate of Betty Jeanne Vandervort Arnold

BY: Dustin Baucom, Co-Executor Agent
Truxton Trust Company, co-executor

Name: Dustin Baucom
Its: Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Dustin Baucom, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be AVP (or other officer authorized to execute the instrument) of Truxton Trust Company, the co-executor of the Estate of Betty Jeanne Vandervort Arnold, and that he/she as such AVP executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of July, 2015.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018