ADDRESS NEW OWNER:
Jeff Arneson, Trustee of the JEFF ARNESON TRUST, dated January 3, 1994
950 Battery Lane
Nashville, TN 37220

SEND TAX BILL TO:

New Owner

MAP & PARCEL NOS.:
13112010202

BILL GARRETT, Davidson County
Trans:T20150063746 DEEDWARR
Recvd: 08/03/15 15:09 3 pgs
Fees:18.00 Taxes:1110.00
20150803-0076635

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Beverly Winters and Janice Walker FKA Janice E. Totty** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jeff Arneson, Trustee of the JEFF ARNESON TRUST, dated January 3, 1994** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being described as follows, to wit:

Being parts of Lots Nos. 6 and 7 on the Plat of the Subdivision of the J.T. Jenkins Home Tract, as of record in Book 547, Page 20, Register's Office for said County described according to a survey made by Turner Engineering Company, Inc., June 16, 1964, as follows:

Beginning at an iron pin on the southerly margin of Battery Lane south 88 degrees 26' east 165 feet from the northeast corner of the property conveyed to Harry C. Calahan and wife, by deed from E.A. Bergstrom and wife, of record in Book 1340, Page 419, said Register's Office; thence with the southerly margin of said Lane south 88 degrees 26' east 145 feet; thence south 1 degree 34' west 220 feet, more or less, to the center of Brown's Creek; thence with same southwestwardly 145.8 feet, more or less; thence north 87 degrees 53' west 79.1 feet, more or less, to an iron pin; thence north 4 degrees 18' east 308.5 feet to the beginning, containing 1.01 acres, more or less.

Being the same property conveyed to John W. Love, Jr., and wife, Elizabeth Foster Love, by Quitclaim Deed of record in Book 9601, Page 328, Register's Office for Davidson County, Tennessee. The said John W. Love, Jr., predeceased Elizabeth Foster Love. The said Elizabeth Foster Love was one and the same person as Elizabeth Erranton Love Williams. Elizabeth Erranton Love Williams died intestate on December 1, 2011, leaving Beverly Winters and Janice E. Totty as her sole surviving heirs at law. See Docket No. 12P344, Probate Court Clerk's Office for Davidson County, Tennessee. See also Quitclaim Deed recorded on September 3, 2014, in Instrument No. 20140903-0080409, said Register's Office. See also Quitclaim Deed recorded simultaneously herewith in Instrument No. 20150803-0076633 **, said Register's Office. Janice E. Totty is one and the same person as Janice Walker.**

This is property with a common address of **1125 Battery Lane, Nashville, TN 37220**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1)Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees.(2) The subject property is in a flood plain.(3) All matters

BW JW

appearing on the Plan of record in Book 547, Page 20, Register's Office for Davidson County, Tennessee.(4) Restrictive Covenants of record in Book 3770, Page 627, said Register's Office.

The subject property is conveyed AS IS.

See CERTIFICATION OF TRUST attached hereto as Exhibit A.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of July, 2015.

Beverly Winters

Janice Walker FKA Janice E. Totty

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 **Beverly Winters and Janice Walker FKA Janice E. Totty,** 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 **31st** day of **July 2015.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017

File No. 1507-153

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $300,000.00.

Affiant

Subscribed and sworn before me this 31st day of July, 2015.

Notary Public
My Commission Expires: 3/8/2018

ANDREW P. CHARLTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAY 8, 2018

Exhibit A

AFFIDAVIT
And
Certification of Trust
And
Certificate of Trustee Authority and Power

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Date: July 31, 2015
Trustee: Jeff Arneson
Trust: JEFF ARNESON TRUST, dated January 3, 1994
Property: 1125 Battery Lane, Nashville, TN 37220

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, duly commissioned and qualified, the within named Affiant, Jeff Arneson, individually, and Jeff Arneson, Trustee, JEFF ARNESON TRUST, dated January 3, 1994, 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, Jeff Arneson, declare that I am a resident of the County of DAVIDSON, State of Tennessee.
2. That said Trust was created under an agreement dated January 3, 1994, entitled, JEFF ARNESON TRUST.
3. That this Memorandum of Trust accurately sets forth the powers of the Trustee of said Trust.
4. That Jeff Arneson is one and the same person as Jeff G. Arneson
5. That Jeff Arneson is the Trustee of said Trust.
6. That Jeff Arneson is not disabled and is competent to serve as Trustee.
7. That Jeff Arneson has not resigned as Trustee.
8. That Jeff Arneson is the only Trustee and pursuant to Article ID, hereby makes this Certificate of Trustee Authority and Power to meet the criteria set forth that he is authorized as Trustee by all Trustees of said Trust.
9. That Article 7B gives to the Trustee certain powers including but not limited to the authority « to accept additions to the Trust from any source. »
10. That I as Trustee hereby accept the above referenced Property into said Trust.
11. That I have provided to Cindy S. Smith, P.C., a full and complete copy of the hereinabove named Trust.
12. That other than the « First Amendment to Jeff Arneson Trust » dated December 22, 2003, there have been no amendments, modifications, terminations, alterations, divisions, mergers, or other changes that would in any way limit, extinguish, terminate, or otherwise affect the ability or the authority of Jeff Arneson as Trustee to act as set forth herein.
13. That the affirmations made in this Affidavit shall be binding on my heirs, successors and/or assigns and on those of Jeff Arneson, individually, and Jeff Arneson, Trustee under the JEFF ARNESON TRUST, dated January 3, 1994.
14. That we are making this Affidavit at the request of Stewart Title Guaranty Company and/or its agent, Cindy S. Smith, P.C., to induce them to issue clear title policy on the above referenced Property.

IN TESTIMONY WHEREOF, we hereunto subscribe our signatures this 31st day of July 2015.

Jeff Arneson, Individually, Affiant

Jeff Arneson, Trustee, JEFF ARNESON TRUST, dated January 3, 1994

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 Jeff Arneson, individually, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of July 2015.

Notary Public
My Commission Expires: 8/27/17

STATE OF TENNESSEE
NOTARY PUBLIC
DONALD R. BAIRD, JR.
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

I HEREBY CERTIFY, that on the 31st day of July 2015, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Jeff Arneson, Trustee of the JEFF ARNESON TRUST, date January 3, 1994, known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the within document and acknowledge that he/she/they 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: 8/27/17

STATE OF TENNESSEE
NOTARY PUBLIC
DONALD R. BAIRD, JR.
DAVIDSON COUNTY

PREPARED BY:
Cindy S. Smith, P.C.; Attorney at Law ; P.O. Box 292004 ; Nashville, TN 37229-2004
1507-153