NEW OWNER:

Kyle Arnold
Grace Amerman
302 Pullen Avenue
Nashville, TN 37207

SEND TAX BILLS TO:

~~New Owner~~ MORTGAGE INN. GROUP
8330 E. WALKER SPRINGS #200
KNOXVILLE, TN 37923

Map 071 Group 11-0 Parcel 167.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-0910

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150078853 DEEDWARR
Recvd: 09/16/15 15:36 2 pgs
Fees:13.00 Taxes:880.60
20150916-0094109

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thirty-Eight Thousand and 00/100 Dollars ($238,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KARL SCHOENENBERGER AND MARIKA SCHOENENBERGER, HUSBAND AND WIFE** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **KYLE D. ARNOLD, AN UNMARRIED MAN AND GRACE AMERMAN, AN UNMARRIED WOMAN** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

BEING the westerly 50 feet of Lot No. 65, on the map of Trinity Heights Addition, of record in book 161, page 38, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Karl Schoenenberger and Marika Schoenenberger, by Quitclaim Deed from Karl Schoenenberger, dated January 10, 2013, and of record in Instrument No. 20130110-0003281, also see Warranty Deed in Instrument No. 20000201-0010591, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 302 Pullen Avenue, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 11th day of **September, 2015**.

KARL SCHOENENBERGER

MARIKA SCHOENENBERGER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, KARL SCHOENENBERGER AND MARIKA SCHOENENBERGER, HUSBAND AND WIFE with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of **September, 2015**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **238,000.00** .

AFFIANT

Sworn to and subscribed to before me this 11 day of **September, 2015**.

NOTARY PUBLIC

My commission expires: 8-23-2016

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016