WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150091330 DEEDWARR
Recvd: 10/27/15 10:05 2 pgs
Fees: 13.00 Taxes: 536.50
20151027-0109106

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8.21.17
(AFFIX SEAL)

MITCHELL A. WARD NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leroy Castle and Mary Castle	Leroy and Mary Castle	
(NAME)	(NAME)	
661 Monte Carlo Drive	661 Monte Carlo Drive	17301004800
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, **JAMES W. ARNOLD AND JOY P. ARNOLD, CO-TRUSTEES OF THE ARNOLD REVOCABLE LIVING TRUST DATED APRIL 25, 2012,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEROY CASTLE AND MARY CASTLE, 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:

Being Lot No. 370 on the Plan of Monte Carlo Estates, Section 1, of record in Book 4675, Page 68, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed by Quitclaim Deed from James W. Arnold and wife, Joy Phelan Arnold to James W. Arnold and Joy P. Arnold, Trustees of the Arnold Revocable Living Trust dated April 25, 2012, as recorded on the 28th day of August, 2013 in Instrument No. 20130828-0090657 and Warranty Deed from Terald L. Waller and wife, Linda S. Waller to James W. Arnold and wife, Joy Phelan Arnold, as recorded on the 3rd day of March, 1980 in Deed Book 5572, Page 773, in the Register's Office of Davidson County, Tennessee.
This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 4675, Page 68, said Register's Office; and (c) restrictive covenants of record in Book 4781, Page 858, said Register's Office.

unimproved
This is improved x property, known as 661 Monte Carlo Drive, Antioch, TN 37013
(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 23 day of October, 2015.

BY: _____
JAMES W. ARNOLD, CO-TRUSTEE

BY: _____
JOY P. ARNOLD, CO-TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, James W. Arnold and Joy P. Arnold with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustees of The Arnold Revocable Living Trust, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Co-Trustees of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 23 day of October, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

_____
Notary Public