FROM: **HOWELL S. ARNOLD and LINDSEY R. ARNOLD**, husband and wife

TO: **HOWELL S. ARNOLD AND LINDSEY R. ARNOLD REVOCABLE TRUST UNDER AGREEMENT DATED JANUARY 25, 2016**, a Tennessee trust

---

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel Nos.
909 Montrose Avenue Nashville, TN 37204	SunTrust Mortgage, Inc. 1001 Semmes Ave RVW-5023 Richmond, VA 23224	Map: 11801031900

THIS INSTRUMENT PREPARED BY: Lindsey Arnold, 909 Montrose Avenue, Nashville, Tennessee 37204

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00. This transfer is exempt from recording tax under T.C.A. § 67-4-409(a)(3)(F).

Affiant

Subscribed and sworn to before me, this the 14th day of March, 2016.

Notary Public

My Comm. Expires: May 30, 2016

DANIEL KUDRATT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, HOWELL S. ARNOLD and LINDSEY R. ARNOLD, husband and wife, and hereinafter called "GRANTOR", by these presents, do hereby transfer and convey unto HOWELL S. ARNOLD AND LINDSEY R. ARNOLD REVOCABLE TRUST UNDER AGREEMENT DATED JANUARY 25, 2016, a Tennessee trust, hereinafter called "GRANTEE", its successors and assigns, all of its right, title and interest, in and to the land in Davidson County, Tennessee, being more particularly described as follows (the "Property"):

BILL GARRETT, Davidson County
Trans:T20160020429 DEEDWARR
Recvd: 03/14/16 09:14 3 pgs
Fees:17.00 Taxes:0.00
20160314-0023747

Land in Davidson County, Tennessee, being Lot NO. 151, MONTROSE PLACE, as shown on plat of record in Plat Book 57, Page 93, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Magness Group, Inc. to Howell S. Arnold and Lindsey R. Arnold, husband and wife, dated as of December 12, 2014 and recorded on December 18, 2014 in as Instrument No. 20141218-0115812, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto, to the Grantee, and its heirs and assigns, as tenants by the entireties, forever; the Grantor hereby covenants that they are lawfully seized of the Property in fee simple and have a good right to convey the Property, and the Property is unencumbered other than the Permitted Encumbrances (defined below). The Grantor hereby further covenants and binds themselves, and their heirs and representatives, to warrant and forever defend the title to the Property to the Grantee, and its successors and assigns, against the lawful claims of all persons whomsoever, other than claims pursuant to the Permitted Encumbrances. This conveyance is subject to the following (collectively, the "Permitted Encumbrances"): (1) current years taxes which are hereby assumed by the Grantee, (2) all restrictions and easements of records, (3) all visible easements, (4) all matters appearing on the plan or plat of record, (5) all applicable government and zoning regulations and (6) that certain Deed of Trust by the Grantor to Larry A. Weissman, a resident of Shelby County, Tennessee, as trustee for Mortgage Electronic Registration Systems, Inc., a corporation organized and existing under the laws of Delaware, as a nominee for SunTrust Mortgage, Inc., a corporation organized and existing under the laws of The Commonwealth of Virginia, dated as of December 12, 2014 and recorded on December 18, 2014 in as Instrument No. 20141218-0115813, in the Register's Office for Davidson County, Tennessee.

The Property is improved property commonly known as 909 Montrose Avenue, Nashville, Tennessee 37204.

Tennessee Code Annotated § 35-15-510 shall apply to the Property conveyed hereby, and it is intended for the Property to be held by the Grantee as tenants by the entireties.

[Signature page follows]

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed this 14th day of March, 2016.

GRANTOR:

HOWELL S. ARNOLD

LINDSEY R. ARNOLD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared each of Howell S. Arnold and Lindsey R. Arnold, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who each executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this the 14th day of March, 2016.

NOTARY PUBLIC

My Commission Expires: May 30, 2016

DANIEL KUDRATT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY