28365-8
Box 14

BILL GARRETT, Davidson County
Trans:T20160034105 DEEDWARR
Recvd: 04/26/16 09:50 2 pgs
Fees:13.00 Taxes:628.63
20160426-0040341

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$169,900.00.**

Eric Arnold
Affiant

Subscribed and sworn to before me, this the 25th day of April 2016.

Notary Public

My commission expires: 2/13/17

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Eric Arnold and Tracy Arnold	**OWNERS**	**Map 133-07-0 Parcel 109-00**
3532 Crestridge Drive		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Sally Walker, unmarried, as to an undivided 98% interest (the "Individual Interest"), and Rob McCord and wife, Allison McCord, as tenants by the entirety, as to an undivided 2% Interest (the "Entirety Interest), the Individual Interest and the Entirety Interest, as they relate to each other, being held as tenants-in-common with right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric Arnold and Tracy Arnold, 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:

Land in Davidson County, Tennessee, being Lot No. 54, on the Plan of Glencoe Acres, Section 1, of record in Book 1835, Pages 137, 138, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sally Walker, unmarried, as to an undivided 98% interest (the "Individual Interest"), and Rob McCord and wife, Allison McCord, as tenants by the entirety, as to an undivided 2% Interest (the "Entirety Interest), the Individual Interest and the Entirety Interest, as they relate to each other, being held as tenants-in-common with right of survivorship, by Deed from Jay D. Rodgers and Bettye A. Rodgers, Co-Trustees of the Restated Agreement of the Rodgers Living Trust dated April 7, 1995, Restatement dated December 6, 2008, and Restatement dated March 7, 2012, of record in Instrument No. 20130405-0033653, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Rob McCord and Allison McCord, pursuant to a Power of Attorney executed by same on the 18th day of April, 2016, of record in Instrument No. 20160426-0040340, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel is subject to the following:
Plan of record in Plat Book 1835, Pages 137 and 138, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; ; taxes for the current year, which have been prorated and assumed by the Grantee herein.

This is improved (__x__) Unimproved (____) property, known as **125 McCall St., Nashville, Tennessee 37211**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this 25th day of April, 2016.

Sally Walker
Sally Walker

Rob McCord by Sally Walker Attorney-in-fact
Rob McCord by Sally Walker, Attorney-in-Fact

Allison McCord by Sally Walker Attorney-in-fact
Allison McCord by Sally Walker, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Sally Walker,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **April, 2016.**

Diana D. A
Notary Public

My Commission Expires: 10-29-19

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Sally Walker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Rob McCord and Allison McCord**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Rob McCord and Allison McCord** , for the purpose therein contained, by signing the name of **Rob McCord and Allison McCord,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 25 day of April, 2016.

Diana D. A
Notary Public

My Commission Expires: 10-29-19

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.