WARRANTY DEED

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20160035020 DEEDWARR
Recvd: 04/28/16 10:34 2 pgs
Fees:13.00 Taxes:518.00
20160428-0041425

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

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
Luis Fernando Yepez Morales	Wells Fargo Bank	
(NAME)	(NAME)	
300 Tusculum Rd.	6200 Park Ave.	162-01-0-044.00/
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211	Des Moines, IA 50321	
(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, TRUSTEES OF THE ARNOLD REVOCABLE LIVING TRUST U/A/D APRIL 25, 2012**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUIS FERNANDO YEPEZ MORALES, UNMARRIED,** 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. 34 on the Map of Addition to Southwood Subdivision, as of record in Book 2900, Page 65, R.O.D.C., Tenn., and described as follows: Beginning at a point in the Southerly margin of Tusculum Road, the common front corners of Lots 34 and 35 in said plan; thence with the dividing line between said two lots Southwardly 199.15 feet to a concrete monument; thence Eastwardly 266.16 feet to a point in the Westerly margin of the Brewer Drive; thence with the margin of the same Northwardly 76.58 feet to a concrete monument; thence continuing Northwardly 43.51 feet to a concrete monument which is the beginning of a curve; thence around said curve 37.90 feet to a concrete monument in the Southerly margin of Tusculum Road; thence with the margin of said road Westwardly 218.51 feet to the point of beginning.

Included in the above description, but excluded therefrom is 650 square feet of property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed for T.B. Martin, Jr., of record in Book 4162, Page 525, Register's Office for said County.

Being the same property conveyed by Quitclaim Deed from Samuel A. Murrey to James W. Arnold and Joy P. Arnold, Trustees of the Arnold Revocable Living Trust, dated April 25, 2012, as recorded on the 2nd day of February, 2015 in Instrument No. 20150202-0009291, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 2900, Page(s) 65, said Register's Office.

This is improved x property, known as 556 Tusculum RD, NASHVILLE, TN 37211 (unimproved)

(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.

RETURN TO:
EMIER ESCROW, LLC
ILLSBORO ROAD, STE 300
E, TN 37215

Witness my hand this 25 day of April, 2016

THE ARNOLD REVOCABLE LIVING TRUST U/A/D APRIL 25, 2012

BY: _____

JAMES W. ARNOLD, TRUSTEE

BY: _____

JOY P. ARNOLD, 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 Trustees of The Arnold Revocable Living Trust U/A/D April 25, 2012, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

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

Commission expires:

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

_____
Notary Public