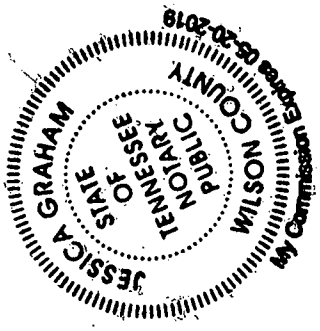


(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of July, 2016.

Notary Public

My commission expires: 5.20.19

BILL GARRETT, Davidson County
Trans:T20160070050 DEEDWARR
Recvd: 08/12/16 10:44 2 pgs
Fees:13.00 Taxes:425.50
20160812-0084137

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
547 N Mt. Juliet Road, Suite 200, Mt. Juliet, TN 37122

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Chase Wilkin	**Southern Bank of Tennessee**	**086-14-0-009.00**
412 Wisteria Lane	**1499 N Mt. Juliet Road**	
Hermitage, TN 37076	**Mt. Juliet, TN 37122**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Richard Alan Arnold, Jr. and Barbara Arnold, joint tenants with right of survivorship

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Chase Wilkin, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being zoned Unit 5-A on the plan of the zone lot division being Lots 1-6 on the plan of Park Manor Subdivision, of record in Book 6900, Page 29, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description. (See also Surveyor's Certificate of Correction of record in Book 7189, page 683, said Register's Office).

Being the same property conveyed to Richard Alan Arnold, Jr. and Barbara M. Arnold, joint tenants with right of survivorship by Warranty deed from Cynthia Lynn Keckler of record in Instrument No. 20051005-0119994 Register's Office for Davidson County, Tennessee, dated September 29, 2005 and recorded on October 05, 2005.

This is ☐ improved ☐ unimproved property known as **412 Wisteria Lane, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of July, 2016.

Richard Alan Arnold, Jr.

Barbara Arnold

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Richard Alan Arnold, Jr. and Barbara Arnold, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 29th day of July, 2016.

Notary Public
My Commission Expires: _____

JESSICA GRAHAM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 05-20-2019

SolomonParks File No. 416076