THIS INSTRUMENT PREPARED BY:
James L. Grillot
900 S. Gay Street, 4th Floor
Knoxville, TN 37902

AFTER RECORDING RETURN TO:
BridgeTrust Title Group
900 S. Gay Street, 4th Floor
Knoxville, TN 37902

Grantee:
Huey Newberry
Patricia Newberry
4606 US Highway 301 South
Four Oaks, NC 27524

Send Tax Bills To:
Huey Newberry and Patricia Newberry
4606 US Highway 301 South
Four Oaks, NC 27524

Map & Parcel No.:
13300011400

BILL GARRETT, Davidson County
Trans:T20160106061 DEEDWARR
Recvd: 12/02/16 10:20 2 pgs
Fees:13.00 Taxes:3237.50
20161202-0126517

WARRANTY DEED

THIS INDENTURE, made and entered into this 28th **day of November, 2016**, by and between **John H. Arriola Jr. and Michelle Arriola, husband and wife,** party of the first part, and **Huey Newberry and Patricia Newberry, husband and wife,** party of the second part,

WITNESSETH: That for and in consideration of **EIGHT HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS ($875,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 of Windland Center (erroneously referred to as Windlands Center in Book 10843, Page 708; Book 6089, Page 641; Book 6030, Page 905 and Book 5042, Page 23) as recorded in Plat Book 4675, Page 138, Register's Office for said County, and being located in the 26th Councilmanic District, Davidson County, Tennessee, and being more particularly described according to a survey made by Ragan-Smith-Associates, Inc., Project No. 97-039, Work Order No. 5698, dated December 31, 1997, as follows:

Beginning at an existing iron pin set in the Northeasterly right-of-way line of Nolensville Pike at the Westerly common corner of Lot 2 and Lot 3 of Windland Center (erroneously referred to as Windlands Center in Book 10843, Page 708; Book 6089, Page 641; Book 6030, Page 905 and Book 5042, Page 23) as recorded in Plat Book 4860, Page 91, Register's Office for Davidson County, Tennessee, said pin being 1,414 feet, more or less, Northerly of Elysian Fields Road as measured along the right-of-way line of Nolensville Pike; thence,

1. With the right-of-way line of Nolensville Pike, North 46 degrees 04 minutes 39 seconds West a distance of 163.04 feet to an iron pin set; thence,

2. Leaving said line, North 45 degrees 33 minutes 03 seconds East a distance of 187.39 feet to an iron pin set; thence,

3. South 46 degrees 59 minutes 39 seconds East a distance of 163.13 feet to an iron pin set; thence,

4. South 45 degrees 33 minutes 03 seconds West a distance of 190.00 feet to the point of beginning and containing 30,752 square feet or 0.706 acres, more or less, as calculated by the above courses which were determined within the precision requirements of a class "Urban" ALTA/ACSM Land Title Survey of 1992.

This conveyance is made subject to applicable restrictions, building lines and all existing easements.

Being the same property conveyed to John H. Arriola, Jr., by Warranty Deed dated March 9, 1998, from O'Charleys Inc., a Tennessee corporation, formerly CWF Corporation, of record in Book 10843, Page 708, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

John H. Arriola Jr.

Michelle Arriola

STATE OF TENNESSEE, COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **John H. Arriola Jr. and Michelle Arriola,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 28th **day of November, 2016.**

Notary Public

My commission expires: 10/7/2019

BARBARA LUCCIOLA COKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF Davidson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$875,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th **day of November, 2016.**

Notary Public

My commission expires: 10/7/2019

BARBARA LUCCIOLA COKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:
3754 Nolensville Pike
Nashville, TN 37211