BILL GARRETT, Davidson County
Trans:T20170016539 DEEDWARRSP
Recvd: 02/24/17 15:15 3 pgs
Fees:17.00 Taxes:0.00
20170224-0018869

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made and entered into this the 10th day of February, 2017, by and between, MICHAEL ARRISON and SUSAN ARRISON, husband and wife, parties of the first part, and MICHAEL G. ARRISON and SUSAN B. ARRISON, trustee(s), or successor trustee(s), of the MICHAEL G. ARRISON AND SUSAN B. ARRISON REVOCABLE TRUST DATED JUNE 11, 2014, party of the second part.

WITNESSETH: That, for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, that said parties of the first part do hereby specially warrant, bargain, convey, transfer and confirm unto the party of the second part the following described real property ("Real Property"), situated in the County of Davidson, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 203, on the Horizontal Property Regime for Rose Hall Condominiums, as recorded in the Master Deed of record in Book 7307, page 760 and on the Plan of Rose Hall Condominiums of record in Plat Book 6900, page 379, which amends Lots 37, 38, 39, 40 and 41 of Bransford Realty Company's West End Place of record in Book 332, page 15, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.
>
> Derivation Clause: Being the same Real Property conveyed to the parties of the first part by Warranty Deed filed of record as Instrument No. 20151230-0131066 in the Davidson County Register's Office.

The parties of the first part do hereby covenant with the party of the second part that the parties of the first part are lawfully seized and possessed in fee simple of the Real Property; that the parties of the first part have a good right to give and convey the Real Property; that the parties of the first part warrant the title against all persons claiming under the parties of the first part; and that the Real Property is unencumbered, except for 2017 property taxes, which the parties of the first part assume and agree to pay. Conveyance is subject to all matters as shown on the Horizontal Property Regime for Rose Hall Condominiums, as recorded in the Master Deed of record in Book 7307, page 760 and on the Plan of Rose Hall Condominiums of record in Plat Book 6900, page 379, which amends Lots 37, 38, 39, 40 and 41 of Bransford Realty Company's West End Place of record in Book 332, page 15, Register's Office for said County; and any and all easements of record.

The parties of the first part shall remain liable to the party of the second part for any and all title warranties made under this Special Warranty Deed as long as the parties of the second part are the record owner of the Real Property. Such warranties shall include any and all warranties against any title risks covered by any title insurance policy in the name of the parties of the first part insuring the title of the Real Property.

At the request of the parties of the first part and the party of the second part, this Deed has been prepared based upon information and documentation provided by the parties and without conducting a title search or procuring title insurance. Furthermore, this Deed is not intended as, nor constitutes, an opinion of title by the preparer.

This Deed is a transfer of real estate to a revocable living trust created by the same transferor and/or the spouse of the transferor, and therefore is exempt from recordation tax as a transfer of realty under T.C.A. § 67-4-409(a)(3)(F).

WITNESS the signatures of the parties of the first part the day and year first above written.

MICHAEL ARRISON

SUSAN ARRISON

STATE OF TENNESSEE:
COUNTY OF SHELBY:

Personally appeared before me, MATTHEW A. RHOADS, a Notary Public in and for the above State and County, duly commissioned and qualified, the within named MICHAEL ARRISON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in the foregoing document as the party of the first part, and to be the person who executed the foregoing instrument, and to be the person who, under oath, acknowledged that such person executed the foregoing instrument for the purposes contained therein as the person's free act and deed.

WITNESS my hand and Notarial Seal at Memphis, Shelby County, Tennessee, this the 10th day of February, 2017.

Notary Public

My Commission Expires:

MATTHEW A. RHOADS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP 01-20-2020

STATE OF TENNESSEE:
COUNTY OF SHELBY:

Personally appeared before me, MATTHEW A. RHOADS, a Notary Public in and for the above State and County, duly commissioned and qualified, the within named SUSAN ARRISON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in the foregoing document as the party of the first part, and to be the person who executed the foregoing instrument, and to be the person who, under oath, acknowledged that such person executed the foregoing instrument for the purposes contained therein as the person's free act and deed.

WITNESS my hand and Notarial Seal at Memphis, Shelby County, Tennessee, this the 10th day of February, 2017.

Notary Public

My Commission Expires:

MATTHEW A. RHOADS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP 01-20-2020

PROPERTY ADDRESS:	203 Rose Hall Nashville, Tennessee 37212
PROPERTY OWNERS:	MICHAEL G. ARRISON and SUSAN B. ARRISON, trustee(s) of the MICHAEL G. ARRISON AND SUSAN B. ARRISON REVOCABLE TRUST DATED JUNE 11, 2014 8578 Southwind Drive Memphis, Tennessee 38125
PERSON RESPONSIBLE FOR REAL PROPERTY TAXES:	MICHAEL G. ARRISON & SUSAN B. ARRISON 203 Rose Hall Nashville, Tennessee 37212
MAP AND PARCEL NUMBER/ACCOUNT:	104060N20300CO
PREPARER:	Matthew A. Rhoads, Esq. (TN BOPR No. 0126900) The Bailey Law Firm, A Professional Corporation 5100 Wheelis Drive, Suite 215 Memphis, Tennessee 38117