QUITCLAIM DEED

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24 DAY OF May, 20 17

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/20/17

(1)

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C. DBA VANDERPOOL & PEARMAN, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8600 ARNOLD JV LG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jarrod Arnold	Owner	09102020100 (parent parce
6017 B CALIFORNIA AVE		09102020100 (parent parce
Nashville, TN 37209		

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

JARROD ARNOLD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

JARROD ARNOLD AND DAVID ARNOLD

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 6017 B CALIFORNIA AVE, Nashville, TN 37209

Witness my hand on this 18th day of May, 2017.

Jarrod Arnold

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Jarrod Arnold, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Jarrod Arnold executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of May, 2017.

Notary Public Regina R. Crabb

My Commission Expires: 5-6-19

REGINA R. CRABB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20170044592 DEEDQC
Recvd: 05/25/17 11:11 2 pgs
Fees: 12.00 Taxes: 0.00
20170525-0052156

16-8600 ARNOLD JV LG

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 1, 6017 CALIFORNIA COTTAGES, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions, as shown on plat of record in Instrument No. 20160428-0041479, as amended in Instrument No. 20161005-0105429, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Warranty Deed from Frank E. Bessire, married and Maurice E. Bessire, married to 6017 California, LLC, a Tennessee limited liability company as recorded on the 28th day of April, 2016 in Instrument No. 20160428-0041478; being a portion of Quitclaim Deed from Frank E. Bessire, a married man to Frank E. Bessire and Maurice E. Bessire, as joint tenants with right of survivorship as recorded on the 21st day of January, 2014 in Instrument No. 20140121-0005741 and being a portion of Installment Deed from Mary Dowell, a widow to Frank Bessire as recorded on the 2nd day of July, 1982 in Deed Book 5905, Page 911, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Jarrod Arnold by Warranty Deed from 6017 California, LLC, a Tennessee limited liability company of Record in Instrument # 20161207-0128296, Registers Office for Davidson County Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

1. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHEROKEE PARK SUBDIVISION, as recorded in Plat Book 161, Page(s) 75, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160428-0041479, as amended in Instrument No. 20161005-0105429, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Charter of 6017 California Cottages Corporation recorded at Instrument No. 20160428-0041480.