WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170057499 DEEDWARR
Recvd: 07/06/17 09:49 2 pgs
Fees:13.00 Taxes:1073.00
20170706-0067751

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$290,000.00**

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2017.

Notary Public

My commission expires: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Douglas Taylor	new owner	**Map 133-07-0 Parcel 109.00**
1606 Woodland Street		
Nashville, Tennessee 37206		

FOR AND IN 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,

Eric Arnold and Tracy Arnold, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Douglas Taylor, a single man

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:

Land in Davidson County, Tennessee, being Lot No. 54, on the Plan of Glencoe Acres, Section 1, of record in Book 1835, Pages 137 and 138, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Eric Arnold and Tracy Arnold, husband and wife, by Deed dated April 25, 2016 from Sally Walker, unmarried, as to an undivided 98% interest (the "Individual Interest"), and Rob McCord and wife, Allison McCord, as tenants by the entirety, as to an undivided 2% Interest (the "Entirety Interest"), the Individual Interest and the Entirety Interest, as they relate to each other, being held as tenants-in-common with right of survivorship, of record in Instrument No. 20160426-0040341, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel is subject to the following: (1) Plan of record in Plat Book 1835, Pages 137 and 138, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein (2) Taxes for the current year, which have been prorated and assumed by the Grantee herein.

This is improved (__X__) Unimproved (____) property, known as **125 McCall Street, Nashville, Tennessee 37211**

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 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.

Witness my/our hand(s) this **29th** day of **June, 2017.**

Eric Arnold

Tracy Arnold

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Eric Arnold and Tracy Arnold,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **June, 2017.**

Notary Public

My Commission Expires: 1/17/21

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.