WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170069158 DEEDWARR
Recvd: 08/10/17 09:45 2 pgs
Fees:13.00 Taxes:257.15
20170810-0081901

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of July 2017.

Notary Public

MY COMMISSION EXPIRES: 1/30/20

(AFFIX SEAL)

ERIN KAY CONGER NOTARY PUBLIC STATE OF TENNESSEE DEKALB COUNTY

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Shellville, LLC		107 05 0A 109.00
(NAME) 109 Five Oaks Drive, Unit 109	(NAME) 2613 Malden Dr.	
(ADDRESS) Nashville, TN 37217-1204	(ADDRESS) Nashville 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Sixty-Nine Thousand Five Hundred And No/100 Dollars ($69,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Arnold Investments, Inc.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shellville, LLC**, 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 Unit No. 109 in the Five Oaks a Planned Unit Development as shown on Plat of Record in Book 5200, page 355, Register's Office for Davidson County, Tennessee.

Being the same lands conveyed to Ronald Ray Treat, unmarried from Jack Driver & Son, Inc. by Warranty Deed dated April 23, 1982 and recorded April 27, 1982 in Book 5877, page 769, in said Register's Office for Davidson County, Tennessee.

Further, being the same lands conveyed to Arnold Investments, Inc. from Shapiro & Ingle, LLP, a Tennessee limited liability partnership, Substitute Trustee by Substitute Trustee's Deed dated March 10, 2016 and recorded March 18, 2016 as Instrument No. 201603180025674 pursuant to a Foreclosed Deed of Trust dated November 9, 1993 and recorded November 18, 1993 in Book 9155, Page 640 by Ronald R. Treat, in said Register's Office for Davidson County, Tennessee.

Further known as: 109 Five Oaks Drive, Unit 109, Nashville, TN 37217-1204
Parcel Id(s): 107 05 0A 109.00

File Number: 1707-0476

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 109 Five Oaks Drive, Unit 109, Nashville, TN 37217-1204

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, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this 21st day of July, 2017

Arnold Investments, Inc.

BY: _____

Bill L. Arnold
President

STATE OF TENNESSEE

COUNTY OF DEKALB

Before me, a Notary Public in and for the aforesaid state and county, personally appeared JBill L. Arnold, President, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged himself to be the President of Arnold Investments, Inc., the bargainor, and that he, as such President, being authorized so to do, executed the foregoing Document for the purposes therein contained by signing the name of the corporation by himself as such President.

Witness my hand and official seal, this the 21st of July, 2017.

_____
Notary Public

My Commission Expires: 1/30/21

TYLER MCKAY CONGER
(SEAL) STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

File Number: 1707-0476