NEW OWNER:

REMEGILDA HILL
1732 GROVELAND RIDGE RD
COLUMBIA, TN 38401

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 17-1347

Map & Parcel 09613009600

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170071639 DEEDWARR
Recvd: 08/17/17 15:01 3 pgs
Fees:13.00 Taxes:656.75
20170817-0084756

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventy-Seven Thousand Five Hundred and 00/100 Dollars ($177,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ARNOLD INVESTMENTS, INC., a Tennessee corporation,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **REMEGILDA HILL,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located DAVIDSON County, Tennessee, and being known and designated as Lot No. 155 on the Plan of Twin Lawn Subdivision, of record in Book 2331, Page 9, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to ARNOLD INVESTMENTS, INC., by Warranty Deed from Sharon Arnold, n/k/a Sharon Arnold-Holifield, dated June 29, 2009, and of record in, Instrument # 20090630-0060627, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **2830 TWIN LAWN DRIVE, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2331, Page 9, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 14th day of August, 2017.

ARNOLD INVESTMENTS, INC.

By: _____
Billy L. Arnold
Its: President

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Billy L. Arnold**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **President** of **ARNOLD INVESTMENTS, INC.**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing his/her name as such authorized officer.

WITNESS my hand and official seal at office this 14th day of August, 2017.

_____
NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

****

The actual consideration or value, whichever is greater, for this transfer is **$177,500.00** .

Remegildo Hill

AFFIANT

Sworn to and subscribed to before me this 14th day of August, 2017.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018