**BOX 10-A**

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170074327 DEEDWARR
Recvd: 08/25/17 12:41 2 pgs
Fees:13.00 Taxes:499.50
20170825-0087586

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF August, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY KEVIN D MONTGOMERY My Commission Expires

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Richard A. Nelson | New Owner | |
| (NAME) | (NAME) | |
| 13405 Old Hickory Blvd. | | 162-1 43 |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JENNIFER MARTIN AND JOY P. ARNOLD, CO-TRUSTEES, OF THE ARNOLD REVOCABLE LIVING TRUST DATED APRIL 25, 2012**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD A. NELSON AND CHRISTINE M. NELSON, HUSBAND AND WIFE,** 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. 35 on the Plan of Addition to Southwood of record in Book 2900, page 65, Register's Office for said County, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to James W. Arnold and wife, Joy P. Arnold by Deed from Joseph D. McPherson and wife, Gladys C. McPherson of record in Book 6431, page 68,in the Register's Office for Davidson County, Tennessee.**

**Being part of the same property conveyed to James W. Arnold and Joy P. Arnold, Trustees of the Arnold Revocable Living Trust dated April 25, 2012 by Quitclaim Deed from James W. Arnold and wife, Joy P. Arnold, August 21, 2013, of record in Instrument No. 20130828-0090657, said Register's Office. James W. Arnold died on November 2, 2016, Joy P. Arnold and Jennifer Martin are the current acting Co-Trustees.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This is improved x property, known as 271 Tusculum Rd, Antioch, TN 37013 (unimproved)

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 hand this 24 day of August, 2017

ARNOLD REVOCABLE LIVING TRUST DATED APRIL 25, 2012

BY: _____
JENNIFER MARTIN, CO-TRUSTEE

BY: _____
JOY P. ARNOLD, CO-TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Jennifer Martin and Joy P. Arnold with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustees of the Arnold Revocable Living Trust dated April 25, 2012, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Co-Trustees of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 24th day of August, 2017.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires November 5, 2019