Bill Garrett Davidson County
Batch# 38676 DEEDWARR
12/18/2017 10:32:50 AM 2 pgs
Fees: $13.00 Taxes: $536.50
20171218-0128503

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of December, 2017.

Notary Public

My commission expires: 3-6-2018

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

THIS INSTRUMENT PREPARED BY:
SolomonParks Title & Escrow, LLC
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Lisa C. Arnold	Lisa C. Arnold	142-04-0A-012.00-CO
210 Old Hickory Blvd. Unit 12	210 Old Hickory Blvd. Unit 12	
Nashville, TN 37221	Nashville, TN 37221	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Sara Brazzale, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Lisa C. Arnold and Kenneth Wayne Arnold, Jr. ,

Joint tenants with right of survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 12 on the Plan of Belle Forest Condominium Apartments of record in Plat Book 5200, page 167, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Forest, a horizontal property regime established by Master Deed of record in Book 5438, page 699, amended in Book 6082, page 866, said Register's Office.

Being the same property conveyed to Sara Brazzale Martinelli, unmarried by Warranty deed from Harry H. Veach and wife, Stephanie L. Veach of record in Instrument No. 20010514-0049399 Register's Office for Davidson County, Tennessee, dated May 10, 2001 and recorded on May 14, 2001.

Being the same property conveyed to Gerald G. Patterson Trustee by Quitclaim Deed from Sara Brazzale Martinelli of record in Instrument No. 20010618-0064017, Register's Office for Davidson County, Tennessee, dated May 10, 2001 and recorded on June 18, 2001 and within the same deed the said Gerald G. Patterson, Trustee conveyed his interest in the subject property to Sara Brazzale

This is improved property known as **210 Old Hickory Blvd. Unit 12, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of December, 2017.

Sara Brazzale

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Sara Brazzale, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her names above.

Witness my hand and official seal this 15th day of December, 2017.

Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 70170531

SP 11/2015