Bill Garrett Davidson County
Batch# 40536 DEEDWARR
12/21/2017 02:25:36 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20171221-0130185

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $485,000.00.

Affiant

Subscribed and sworn to me on December 15th, 2017.

NOTARY PUBLIC

My Commission Expires: 7/6/20

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

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H. Cherry, Esq.
ORTALE KELLY LAW FIRM
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31197

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
ARI Holdilngs, LLC 2441 OLD HICKORY BLVD NASHVILLE, TN 37221	New Owner	133-15-092.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Christine Ann Palmer, Co-Executrix and Eileen Carell Nicholson, Co-Executrix, of the Estate of James W. Carrell**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **ARI Holdings, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTEES,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 7 on the Plan of Travis Park of record in Book 3700, Pages 61 and 62, amended in Book 4033, Page 905, in the Registers Office for Davidson County, Tennessee.

Said Lot No. 7. which is a corner lot, fronts 120 feet on the northerly margin of Welch Road and fronts 135.0 feet on the westerly margin of Travis Drive, with frontages being joined by a curve having a length of 47.12 feet, and extends back 136.7 feet on the northerly line and 125.2 feet on the westerly line to a point of intersection.

Being the same property conveyed to James W. Carell, a married man by Warranty Deed from Jimmy B. Yates and wife, Brenda Watson Yates of record on November 7, 2007 in Instrument No. 20071107-0131490, Register's Office for Davidson County, Tennessee. James W. Carell having since died.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson and Nashville taxes which have been paid by the Grantor and prorated by the parties, and taxes or special assessments which are not shown as existing liens by the public records.
2. All matters shown on the Plan of record in Plat Book 3700, Pages 61 and 62, amended in Book 4033, Page 905, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer Easement of record in Book 3312, Page 560, in the Register's Office for Davidson County, Tennessee.
4. Right of Way Easement to Metro Government of record in Book 3610, Page 365, in the Register's Office for Davidson County, Tennessee.
5. Right of Way and slope Easement to Metro Government of record in Book 4036, Page 614, in the Register's Office for Davidson County, Tennessee.
6. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 330 Welch Road, Nashville, TN 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, their successors and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-BR-17-330

WITNESS my/our hand(s) this 15th day of December, 2017.

The Estate of James W. Carell

BY: Christine Ann Palmer
Christine Ann Palmer, Co-Executrix

BY: Eileen Carell Nicholson
Eileen Carell Nicholson, Co-Executrix

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Christine Ann Palmer, Co-Executrix and Eileen Carell Nicholson, Co-Executrix of the Estate of James W. Carrell to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on December 15, 2017.

NOTARY PUBLIC

My Commission Expires: 9.13.2021

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY