NEW OWNER:
CHADWICK W. STANFILL
848 1ST AVENUE NORTH
NASHVILLE, TN 37201

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: 18-0284

Map & Parcel
0820A088.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 65075 **DEEDWARR**
03/05/2018 12:07:33 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20180305-0020482

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Fifty-Five Thousand and 00/100 Dollars ($255,000.00)** 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 **CHADWICK W. STANFILL and J. WAYNE STANFILL, as tenants in common with right of survivorship,** ("Grantee"), their 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 in the DAVIDSON County, Tennessee, and being Unit 848, as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101 et seq., Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record in Instrument No. 20051221-0153160, as amended in First Amendment, of record in Instrument No. 20051228-0155671, and as further amended in Second Amendment, of record in Instrument No. 20060518-0058640, and in Instrument No. 20150402-0029055, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Second Amendment to the Master Deed, of record in Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to ARNOLD INVESTMENTS, INC. by Special Warranty Deed from Bank of America, National Association, as Trustee for Morgan Stanley Loan Trust 2006-16AX, dated September 18, 2009, and of record in Instrument No. 20091023-0098146, 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 **848 1ST AVENUE NORTH, NASHVILLE, TN 37201**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their 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 Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, and in Instrument No. 20060518-0058640, 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 28th day of February, 2018.

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/she 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 28th day of February, 2018.

NOTARY PUBLIC

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

My commission expires:_____

****

The actual consideration or value, whichever is greater, for this transfer is **$255,000.00.**

AFFIANT

Sworn to and subscribed to before me this 28th day of February, 2018.

NOTARY PUBLIC

My commission expires: _____

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