Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BK18-954

NEW OWNER:
JAMES D. ALLEN
~~**954 1ST AVENUE NORTH**~~ 301 Demonbreun St. Unit 1919
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: 18-0159

Map & Parcel
0820140A097.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 66034 **DEEDWARR**
03/07/2018 09:07:59 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20180307-0021322

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00)** 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 **JAMES D. ALLEN,** ("Grantee"), his 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 954, of the Riverfront Condominiums, as established by Master Deed of Record in Instrument No. 20051221-0153160, First Amendment as Instrument No. 20051228-0155671, Second Amendment as Instrument No. 20060518-0058640, and in Instrument No. 20150402-0029055, Register's Office for Davidson County, Tennessee, to which Master Deed, specific reference is hereby made for a more particular description of said unit.

Being the same property conveyed to ARNOLD INVESTMENTS INC. by Special Warranty Deed from Deutsche Bank Trust Company Americas as Trustee for RALI 2006QS15, dated October 7, 2009, and of record in Instrument No. 20091223-0116781, 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 **954 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, his 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, Instrument No. 20060518-0058640, and in Instrument No. 20150402-0029055, 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 2nd day of March, 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 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 2nd day of March, 2018.

_____
NOTARY PUBLIC

My commission expires: _____

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

State of TN Davidson County :

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The actual consideration or value, whichever is greater, for this transfer is **$250,000.00**.

AFFIANT

Sworn to and subscribed to before me this 2nd day of March, 2018.

NOTARY PUBLIC

My commission expires: 7/6/20

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