NEW OWNER:
ARNOLD INVESTMENTS, INC.
2007 OLIVER DRIVE
MT. JULIET, TN 37122

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: 18-0027

Map & Parcel
092080140.00

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 70819 **DEEDWARR**
03/19/2018 01:50:52 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50



20180319-0025756

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Forty-Five Thousand and 00/100 Dollars ($545,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GEOFFREY ROBERT THOMPSON and PATSY ANN THOMPSON, AS CO-TRUSTEES OF THE THOMPSON FAMILY TRUST** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **ARNOLD INVESTMENTS, INC., a Tennessee corporation**, ("Grantee"), its successors 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 in Davidson County, Tennessee, beginning on the south side of Line Street, 54 feet west from the corner of Addison Avenue, and runs west with said Line Street 60 feet to an alley 130.5 feet east of the corner of Hudson and Line Streets, thence south with said alley 107 feet to a stake, thence East 60 feet to a stake, thence North 107 feet to the beginning, the same being part of Lots 48 and 49, in J.R. Hudson's Addition, as per plan in Book 21, Page 136, Register's office for Davidson, County, to which reference is made, running back between parallel lines 107 feet.

Being the same property conveyed to The Thompson Family Trust by Warranty Deed from Land Run Records, dated November 15, 2013, and of record in Instrument Number 20131121-0120200, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **1703 JO JOHNSTON AVENUE, NASHVILLE, TN 37023**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors 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 Book 21, Page 136, 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.

WITNESS OUR SIGNATURE hereto this 13 day of March, 2018.

THE THOMPSON FAMILY TRUST

BY: GEOFFREY ROBERT THOMPSON, CO-TRUSTEE

BY: PATSY ANN THOMPSON, CO-TRUSTEE

STATE OF OKLAHOMA

COUNTY OF Oklahoma

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GEOFFREY ROBERT THOMPSON and PATSY ANN THOMPSON, AS CO-TRUSTEES OF THE THOMPSON FAMILY TRUST,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13 day of March, 2018.

NOTARY PUBLIC

My commission expires: Nov 4, 2019

TIMOTHY BRYANT
Notary Public
State of Oklahoma
Commission # 15010346
My Commission Expires Nov 4, 2019

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~~The~~ actual consideration or value, whichever is greater, for this transfer is **$545,000.00.**

AFFIANT

Sworn to and subscribed to before me this ~~15th~~ 13th day of March, 2018.

NOTARY PUBLIC

My ~~commission~~ expires: Nov 4, 2019

The actual consideration or value, whichever is greater, for this transfer is $545,000.00.

AFFIANT

Sworn to and subscribed to before me this 15th 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