WARRANTY DEED

Bill Garrett Davidson County
Batch# 74344 **DEEDWARR**
03/28/2018 11:05:25 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20180328-0028912

A-CM-18-877-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Melvil Arnt and Kimberli Arnt	**New Owner**	
(NAME)	(NAME)	
700 McFerrin Avenue		**082-04-0-222.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSH HELLMER, MARRIED AND CHARLES MCTORRY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MELVIL ARNT AND KIMBERLI ARNT, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Thornsby Place of record in Plat Book 332, Page 3, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 95 fronts 50 feet on the North margin of Carter Ave and extends back between parallel lines 150 feet to an alley, measuring 50 feet thereon.

Being the same property conveyed to Alvin C. Juma by Warranty Deed from HomeTrust Partners of record in Instrument Number 20100910-0071942, Register's Office for Davidson County, Tennessee, dated September 02, 2010 and recorded on September 10, 2010.

Being the same property conveyed to Gatna, LLC by Quitclaim Deed from Alvin C. Juma, a married man of record in Instrument Number 20110107-0002105, Register's Office for Davidson County, Tennessee, dated December 30, 2010 and recorded on January 07, 2011.

Being the same property conveyed to Gatna, LLC by Quitclaim Deed from Home Trust Partners of record in Instrument Number 20150318-0023332, Register's Office for Davidson County, Tennessee, dated March 18, 2014 and recorded on March 18, 2014.

Being part of the same property conveyed to Josh Hellmer and Charles McTorry by Warranty Deed from Gatna, LLC of record in Instrument No. 20180328-0028908 Register's Office for Davidson County, Tennessee, dated March 16, 2018.

**For the purpose of this conveyance the subject property is not the Grantors primary residence.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 3, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 105, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **877 Carter St., Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 16 DAY OF MARCH, 2018.

Josh Hellmer

CHARLES McTORRY BY JH AS ATTORNEY IN FACT

Charles McTorry by Josh Hellmer as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSH HELLMER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of March, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSH HELLMER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Charles McTorry, and who acknowledged he/she/they executed the same as the free act and deed of the said .

Witness my hand and official seal, this the 16th of March, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212