WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00.

Joseph M. Branch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2018.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

W-VRES-18-0323

Bill Garrett
Batch# 109261
06/26/2018 03:00:25 PM
Fees: $13.00 Taxes: $185.00

Davidson County
DEEDWARR
2 pgs

20180626-0061559

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:	
Joseph M. Branch	**Franklin Synergy Bank**	
(NAME)	(NAME)	
323 Forest Park Road, Unit 1-16	**722 Columbia Avenue**	**043-13-0A-016.00-CO**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Franklin, TN 37064**	
(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, **MELVIL MARTIN ARNT F/K/A MELVIL LE RHUN, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH M. BRANCH, A MARRIED MAN,** 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 Apartment Unit No. 1-16 o Robin Hood Condominium created under Title 64, Section 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5388, Page 524, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Robin Hood Condominium apartments, of record in Book 5200, Page 124, Register's Office for Davidson County, Tennessee, for more complete identification and description of such unit.

Being the same property conveyed to Melvil Le Rhun by Warranty Deed from Luis A. Alva, unmarried of record in Instrument No. 20171211-0125654 Register's Office for Davidson County, Tennessee, dated December 11, 2017 and recorded on December 11, 2017.

The herein described property is not now nor ever has been the principal place of residence of the grantor or the grantors spouse herein.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5200, Page 124, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Robin Hood Condominium of record in Book 5388, Page 524, as amended in Book 6569, Page 149 and Book 11399, Page 660, Register's Office for Davidson County, Tennessee.
- Charter of Robin Hood Condominiums Homeowner's Association of record in Book 5383, Page 314, in the Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of Nashville of record in Book 3436, Page 486, in the Register's Office for Davidson County, Tennessee.
- Land Use Restriction Agreement of record in Book 8977, Page 595 and corrected in Book 9455, Page 319, in the 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: **323 Forest Park Road, Unit 1-16, Madison, Tennessee 37115**.

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 22nd DAY OF JUNE, 2018.

Melvil Martin Arnt
F/K/A Melvil Le Rhun

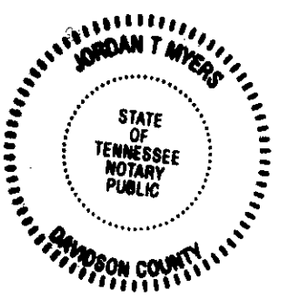
Melvil Martin Arnt f/k/a Melvil Le Rhun

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELVIL MARTIN ARNT f/k/a MELVIL LE RHUN, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of June, 2018.

Notary Public
My Commission Expires: 01-06-2020
(SEAL)



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