NEW OWNER:

EDWARD AMATRUDO
413 Sanders Ferry Road
Hendersonville, TN 37075

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: 18-1568

Map & Parcel 107050A125.00

Space for Recorder's Stamp

Karen Y Johnson Davidson County
Batch# 152572 **DEEDWARR**
10/19/2018 08:18:32 AM 3 pgs
Fees: $18.00 Taxes: $444.00

20181019-0103688

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty Thousand and 00/100 Dollars ($120,000.00)** 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 **EDWARD AMATRUDO,** ("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 DAVIDSON County, Tennessee, and being Unit No. 125 in Five Oaks, a Planned Unit Development, as shown on the Plat of record in Book 5200, Page 355, as amended in Book 5784, Page 521, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to ARNOLD INVESTMENTS, INC. by Warranty Deed from Georgia M. Cartwright, dated November 24, 2010, and of record in Instrument No. 20101129-0094765, 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 **125 FIVE OAKS DRIVE, NASHVILLE, TN 37217**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her 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 Plat Book 5200, Page 355, as amended at Book 5784, Page 521, 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 15th day of October, 2018.

ARNOLD INVESTMENTS, INC.

By: _____
Billy L. Arnold
Its: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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 name as such authorized officer.

WITNESS my hand and official seal at office this 15th day of October, 2018.

_____
NOTARY PUBLIC

My commission expires: _____



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The actual consideration or value, whichever is greater, for this transfer is **$120,000.00** .

AFFIANT

Sworn to and subscribed to before me this 15th day of October, 2018.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022