WARRANTY DEED

J-NHB-18-2414-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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)
Rise Remods LLC	**New Owner**	
(NAME)	(NAME)	**81-3-308.00**
3370 N Hayden Rd., Ste. 123-524		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85251		
(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, **EVA JEAN ARNELL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RISE REMODS LLC, A COLORADO LIMITED LIABILITY COMPANY,** 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. 20 on the Map of Riverview Gardens, of record in Plat Book 3600, Page 46, Register's Office for said County.

Said Lot No. 20 fronts 50.0 feet on the easterly margin of 18th Avenue North and extends back 117.3 feet on the northerly line and 128.0 feet on the southerly line to a dead line in the rear which measures 51.4 feet.

Being the same property conveyed to Eva Jean Arnell, unmarried and son, James Earl Arnell, as tenants in common with rights of survivorship, by Quitclaim Deed from Eva Jean Arnell, widowed, recorded July 23, 2013 in Instrument No. 20130723-0076023, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William B. Arnell and wife, Eva Jean Arnell, by Warranty Deed from Herbert R. Rich, Trustee, recorded May 4, 1965 in Book 3887, Page 276, Register's Office for Davidson County, Tennessee. The said William B. Arnell having since died.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 46, Register's Office for Davidson County, Tennessee.
- Subject to 2019 property taxes and all subsequent years.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2414 18th Avenue North, Nashville, Tennessee 37208**.

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.

Karen Y Johnson Davidson County
Batch# 172466 **DEEDWARR**
12/11/2018 08:23:19 AM 2 pgs
Fees: $13.00 Taxes: $518.00

20181211-0120285

Witness my/our hand(s) this the 7th DAY OF DECEMBER, 2018.

Eva Jean Arnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EVA JEAN ARNELL, 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 7th of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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