B04 36

WARRANTY DEED

Karen Johnson Davidson County
Batch# 190465 DEEDWARR
01/31/2019 02:19:12 PM 2 pgs
Fees: $13.00 Taxes: $4,902.50

20190131-0009466

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,325,000.00

Affiant

Subscribed and sworn to me on January 30, 2019

NOTARY PUBLIC

My Commission Expires: 9-7-21

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32163

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Laura Michelle Arenson, Trustee Pieter Michel Rossi, Trustee 3528 Trimble Court Nashville, TN 37215	SAME AS NEW OWNERS	131-5-032-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Marty S. Jordan, married, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Laura Michelle Arenson, Trustee of the Laura Michelle Arenson Revocable Living Trust as to 65% and Pieter Michel Rossi, Trustee of the Pieter Michel Rossi Revocable Living Trust as to 35%, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Russwood Heights, as of record in Plat Book 2133, pages 12 and 13, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Roy C. Jordan and wife, Lynne M. Jordan by Deed dated 5/8/98 from Ann Katherine Ledyard, unmarried of record in Book 10919, page 525, Register's Office for Davidson County Tennessee. Roy C. Jordan and wife, Lynne M. Jordan have since been divorced by Final Decree in the 2nd Circuit Court for Davidson County, Tennessee, Docket No. 02D2735, dated 8/14/03. Lynn M. Jordan has conveyed her interest in said property to Roy C. Jordan by Quitclaim deed of record in Instrument No. 20030815-0118042, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Marty S. Jordan by Quitclaim Deed from Roy C. Jordan of record as Instrument #20120424-0035124 as corrected by Instrument No. 20120515-0041966, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).

This property is also known as improved property located at 3528 Trimble Court, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 30th day of January, 2019.

Marty S. Jordan

Roy C. Jordan, spouse of Marty S. Jordan joins in on this conveyance to convey any marital interest he may have in subject property.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 30, 2019, before me personally appeared Marty S. Jordan and Roy C. Jordan to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on January 30, 2019.

NOTARY PUBLIC

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021

My Commission Expires: