WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 238,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2019.

Notary Public

COMMISSION EXPIRES: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 215905 DEEDWARR
04/10/2019 09:31:15 AM 2 pgs
Fees: $13.00 Taxes: $880.60

20190410-0032538

PREPARED BY: BANKERS TITLE

RETURN TO: [illegible]

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James M. Gresalfi Marie M. Gresalfi (NAME)	Branch Banking & Trust Company (NAME)	142-09-0H-132.00-C
8926 Sawyer Brown Road (ADDRESS)	223 West Nash Street (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Wilson, NC 27893 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Phillip Carey Arnold, a single man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James M. Gresalfi and Marie M. Gresalfi, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

UNIT NO. 8926, TOGETHER WITH THE CARPORT DESIGNATED NO. 8926-C, IN RIVER PLANTATION, SECTION IX, PHASE II-F, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON SAWYER BROWN ROAD, BELLEVUE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF RIVER PLANTATION, SECTION IX, PHASE II-F, CONDOMINIUM APARTMENTS, RECORDED IN BOOK 7900, PAGE 672 AND 673, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 8061 PAGE 341, AS AMENDED IN BOOK 9326, PAGE 713, SAID REGISTER'S OFFICE, AND FURTHER DESCRIBED IN ANNEXATION DOCUMENT OF RECORD IN BOOK 9247, PAGE 951, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF RIVER PLANTATION, SECTION IX, PHASE II-F, CONDOMINIUM APARTMENTS, CONTAINED IN THE MASTER DEED AND BY-LAWS APPENDED THERETO, RECORDED IN BOOK 8061, PAGE 341-346 AND ANNEXATION DOCUMENT IN BOOK 9247, PAGE 951, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN. THIS CONVEYANCE IS ALSO SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE RIVER PLANTATION SECTIONS 8-11 UMBRELLA ASSOCIATION, INC., OF RECORD IN BOOK 7389, PAGE 924, AND ANNEXATION DOCUMENTS OF RECORD IN BOOK 8494, PAGE 628, BOOK 8591, PAGE 251, BOOK 8666, PAGE 319, BOOK 8844, PAGE 642, AS AMENDED IN BOOK 8975, PAGE 89, BOOK 9053, PAGE 256, AND BOOK 9247, PAGE 951, REGISTER'S OFFICE FOR SAID COUNTY.

Being the same property conveyed to Cecil F. Arnold, Jr. and Joyce G. Arnold by Deed dated June 10, 2010 from Phillip D. Suiter, Phyllis Renee' Suiter and Lynn Diane Suiter, recorded June 15, 2010, in Instrument Number 20160615-0046357, in the Official Records of Davidson County, Tennessee.

Cecil F. Arnold, Jr. died July 23, 2011, leaving Joyce G. Arnold as the surviving tenant by the entirety and, consequently, as the sole owner in fee of the Property. Joyce G. Arnold died May 30, 2016. Phillip Carey Arnold, her son is the sole heir at law, who, by the Tennessee laws of intestacy, became the sole owner of the Property at Joyce G. Arnold's death.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known a	8926 Sawyer Brown Road		Nashville	37221
	(House Number) (Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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, successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 our hands this 1st day of April, 2019.

Phillip Carey Arnold

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Phillip Carey Arnold,** 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 as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 1st day of April, 2019.

Robert L. Scruggs

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021