Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-0573

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of April, 2019.

Notary Public

Commission Expires: 9/6/22

SUSAN L HEIGHTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 220326 DEEDWARR
04/22/2019 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,472.60
20190422-0036759

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nabeel Ali and Sue Zhang 710 Buchanan Street #3 Nashville, TN 37208	JPMORGAN CHASE BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS	081-08-4B-003.00-CO

WARRANTY DEED

FOR AND IN 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, WE,

Kenneth Ray Arnold and Angela Lynn Arnold, Trustees of The Arnold Living Trust dated July 19, 2018

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nabeel Ali and Sue Zhang

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 3, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Salemtown Cottages of record as Instrument No. 20130930-0102050 and amended in Instrument No. 20140509-0040031, also Instrument No. 20170505-0044780 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth Arnold and Angela Arnold, husband and wife by Warranty deed from HR Properties of Tennessee, a Tennessee general partnership of record in Instrument No. 20160212-0013928 Register's Office for Davidson County, Tennessee, dated February 12, 2016 and recorded on February 12, 2016. Also Being the same property conveyed to Kenneth Ray Arnold and Angela Lynn Arnold, Trustees of The Arnold Living Trust dated July 19, 2018 by Quitclaim deed from Kenneth Arnold and Angela Arnold, husband and wife of record in Instrument No. 20180806-0076811 Register's Office for Davidson County, Tennessee, dated July 19, 2018 and recorded on August 06, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 710 Buchanan Street #3, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so 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 and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of April, 2019.

The Arnold Living Trust dated July 19, 2018

By: Kenneth Ray Arnold Trustee 4-18-2019
Kenneth Ray Arnold, Trustee

By: Angela Lynn Arnold 4-18-19
Angela Lynn Arnold, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kenneth Ray Arnold and Angela Lynn Arnold**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who upon their oath acknowledged themselves to be the **Trustees of The Arnold Living Trust dated July 19, 2018**, the within named bargainor and that as such Trustees, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, by the said Kenneth Ray Arnold and Angela Lynn Arnold as such Trustees.

Witness my hand and official seal at Brentwood, Tennessee this 18th day of April, 2019.

Notary Public
My Commission Expires: 9/6/22

(Notary Seal)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY