FROM: **HOWELL S. ARNOLD AND LINDSEY R. ARNOLD, CO-TRUSTEES OF THE HOWELL S. ARNOLD AND LINDSEY R. ARNOLD REVOCABLE TRUST UNDER AGREEMENT DATED JANUARY 25, 2016**, a Tennessee trust

TO: **HOWELL S. ARNOLD** and **LINDSEY R. ARNOLD**, husband and wife

This Instrument Prepared By:
Lindsey Arnold
Burr & Forman LLP
222 2nd Ave S., Suite 2000
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 276049 DEEDWARR
08/23/2019 01:54:28 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190823-0085092

ADDRESS NEW OWNER:	SEND TAX BILL TO:	Tax Parcel Nos.
909 Montrose Avenue	SunTrust Mortgage, Inc.	MAP 11801031900
Nashville, TN 37204	1001 Semmes Ave RVW-5023	
	Richmond, VA 23224	

STATE OF TENNESSEE))
COUNTY OF DAVIDSON))

The actual consideration for this transfer is $0.00. This transfer is exempt form recording tax under T.C.A. § 67-4-409(a)(3)(F).

Affiant

Subscribed and sworn to before me on this 22 day of August, 2019

NOTARY PUBLIC
My Commission Expires:

NANCY JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2021

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, each of **HOWELL S. ARNOLD AND LINDSEY R. ARNOLD, CO-TRUSTEES OF THE HOWELL S. ARNOLD AND LINDSEY R. ARNOLD REVOCABLE TRUST UNDER AGREEMENT DATED JANUARY 25, 2016**, a Tennessee trust, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto HOWELL S. ARNOLD and LINDSEY R. ARNOLD, husband and wife, hereinafter called the "GRANTEE," and their heirs, successors and assigns, a certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to-wit (the "Land"):

Land in Davidson County, Tennessee, being Lot NO. 151, MONTROSE PLACE, as shown on plat of record in Plat Book 57, Page 93, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being same property conveyed by Warranty Deed from Howell S. Arnold and Lindsey R. Arnold, husband and wife, to HOWELL S. ARNOLD AND LINDSEY R. ARNOLD, CO-TRUSTEES OF THE HOWELL S. ARNOLD AND LINDSEY R. ARNOLD REVOCABLE TRUST UNDER AGREEMENT DATED JANUARY 25, 2016, dated March 14, 2016 and recorded on March 14, 2016 as Instrument No. 20160314-0023747, aforesaid records, as corrected by that Warranty Deed-Correction dated April 4, 2016 and recorded on April 4, 2016 as Instrument No. 20160404-0032061, aforesaid records.

TO HAVE AND TO HOLD the Land, together with all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road, highway or avenue, open or proposed, in front of or adjoining all or any part of said Land, any alley bisecting said Land, and any and all strips, gores, or rights-of-way, riparian rights and easements affecting or appurtenant to said Land and all improvements and fixtures located thereon and all easements, privileges and appurtenances thereunto (collectively, the "Property"), TO the Grantee, and its heirs and assigns, as tenants by the entireties, forever; the Grantor hereby covenants that they are lawfully seized of the Property in fee simple and have a good right to convey the Property, and the Property is unencumbered other than the Permitted Encumbrances (defined below).

The Grantor hereby further covenants and binds themselves to Grantee, and their heirs and representatives, that they is lawfully seized and possessed of said Land in fee simple, have a good right to convey it, and the same is unencumbered, to warrant and forever defend the title to the Property to the Grantee, and its successors and assigns, against the lawful claims of all persons whomsoever, other than claims pursuant to the Permitted Encumbrances (defined below); provided, however, that Grantor makes no covenants or warranties whatsoever with respect to title to any alley bisecting the Property or any land lying in the bed of any streets, roads, highways, or avenues adjoining or abutting the Property or the amount of acreage or square footage contained in the Property. This conveyance is subject to the following (collectively, the "Permitted Encumbrances"): (1) current years taxes which are hereby assumed by the Grantee, (2) all restrictions and easements of records, (3) all visible easements, (4) all matters appearing on the plan or plat of record, (5) all applicable government and zoning regulations and (6) that certain Deed of Trust by the Grantor to Larry A. Weissman, a resident of Shelby County, Tennessee, as trustee for Mortgage Electronic Registration Systems, Inc., a corporation organized and existing under the laws of Delaware, as a nominee for SunTrust Mortgage, Inc., a corporation organized and existing under the laws of The Commonwealth of Virginia, dated as of December 12, 2014 and recorded on December 18, 2014 in as Instrument No. 20141218-0115813, in the Register's Office for Davidson County, Tennessee.

The Property is further subject to all zoning and subdivision regulations of the appropriate governmental body.

This is improved Property known as 909 Montrose Avenue, Nashville, TN 37204. The address is believed to be accurate but such address is not part of the legal description

Tennessee Code Annotated § 35-15-510 shall apply to the Property conveyed hereby, and it is intended for the Property to be held by the Grantee as tenants by the entireties.

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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed this 22 day of August, 2019.

HOWELL S. ARNOLD, co-Trustee of the Howell S. Arnold and Lindsey R. Arnold Revocable Trust under Agreement dated January 25, 2016

LINDSEY R. ARNOLD, co-Trustee of the Howell S. Arnold and Lindsey R. Arnold Revocable Trust under Agreement dated January 25, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED before me, the undersigned Notary Public in and for said County and State, personally appeared each of Howell S. Arnold and Lindsey R. Arnold, in tehir capacities as co-trustees of the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 22 day of August 2019

NOTARY PUBLIC
My Commission Expires

NANCY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021