WARRANTY DEED

Karen Johnson Davidson County
Batch# 310012 DEEDWARR
11/04/2019 09:13:30 AM 2 pgs
2019-1567 Fees: $13.00 Taxes: $3,700.00
20191104-0113147

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Affiant

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

Notary Public

(Affix Seal)
My Commission Expires: 4-11-2020

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Arnold Homes, LLC 1612 Westgate Circle, Suite 222 Brentwood, TN 37027	NEW OWNER	070.07-0-103.00

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, I/we, **Choice City Homes, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Arnold Homes, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Lot No. 1 and a Reserved parcel on the Map of resubdivision of Lots 43 and 44, Free Silver Plan, of record in Book 4300, page 35, Register's Office for said County, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Choice City Homes, LLC by Warranty Deed from Eric Sox and George Brandt dated June 28, 2015 and recorded August 3, 2015 in Instrument No. 201508030076505, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) unimproved property know as 910 Youngs Lane, Nashville, TN 37207.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 1st day of November, 2019

Norma Crow

Choice City Homes, LLC, By: Norma Crow, Managing Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Norma Crow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President/CEO (or other officer authorized to execute the instrument) of Choice City Homes, LLC, the within named bargainor, and that such President/CEO or officer as such President/CEO, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Choice City Homes, LLC, as President/CEO.

Witness my hand and seal this 1st day of November, 2019.

NOTARY SIGNATURE
Notary Expires: 6-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Yvette Meldrum, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-11-2020

ANGELA WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020