Prepared By ~~& Return To~~:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0023

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of February, 2020

Notary Public

Commission Expires: 9/6/2021

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Melvil Arnt 3752 Moss Rose Drive Nashville, TN 37216	New Owner	073-06-0-045.00

Karen Johnson Davidson County
Batch# 368970 DEEDWARR
03/06/2020 03:08:20 PM 2 pgs
Fees: $13.00 Taxes: $1,544.75
20200306-0025677

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, I/WE,

Greg Goodheart and Denise Goodheart

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

Arnt Empire, LLC, a Tennessee limited liablity company

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 Lot No. 77 on the Plan of Moss Rose Estates of record in Plat Book 4860, Page 112, 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 Vera S. McClintock by Warranty Deed from Owen Halloran and wife, Shirley Halloran of record in Book 5863, Page 117, Register's Office for Davidson County, Tennessee, dated March 12, 1982 and recorded on March 18, 1982.

Being the same property conveyed to Harold Reeves, Trustee by Quitclaim Deed from Vera S. McClintock of record in Book 9213, Page 217, Register's Office for Davidson County, Tennessee, dated December 30, 1993 and recorded on January 06, 1994 and within the same deed the said Harold Reeves, Trustee conveyed his interest in the subject property to Vera S. McClintock and Janis M. McClintock, as joint tenants with the specific right of survivorship. Janis M. McClintock deceased on May 12, 2011. Certificate of Death recorded in Instrument No. 20110722-0056467.
Affidavit of Heirship recorded in Instrument No. 20190610-0055391, Instrument No. 20190610-0055392, Instrument No. 20190610-0055393, Instrument No. 20190610-0055394.

Being the same property conveyed to Greg Goodheart and Denise Goodheart by Warranty deed from Ian Kresge of record in Instrument No. 20190627-0062618 Register's Office for Davidson County, Tennessee, dated June 13, 2019 and recorded on June 27, 2019 and Affidavit of Scrivener's Affidavit recorded on July 23, 2019, in Instrument No. 20190723-0072336.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: WSBRR203152

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: 3752 Moss Rose Drive, Nashville, TN 37216

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 28th day of February, 2020.

Greg Goodheart by Denise Goodheart, his attorney-in-fact

Greg Goodheart by Denise Goodheart, his Attorney-In-Fact

Denise Goodheart

Denise Goodheart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Denise Goodheart** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of February, 2020

Notary Public
My Commission Expires: 9/6/2020

(Notary Seal)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, **Denise Goodheart,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Greg Goodheart** and acknowledged that he executed the same as the free act and deed of the said **Greg Goodheart,** pursuant to the Specific Power of Attorney recorded in Instrument No. 20200306-0025676, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of February, 2020.

Notary Public
My Commission Expires: 9/6/2020

(Notary Seal)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON