(2)

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Carrie Arnold and Cody Arnold
127 D Commerce Street
Nashville, TN 37138
SEND TAX BILLS TO: SAME

Karen Johnson Davidson County
Batch# 489474 DEEDWARR
10/05/2020 12:44:39 PM 2 pgs
Fees: $13.00 Taxes: $998.63
20201005-0114979

WARRANTY DEED

(Map 064-09-0; Parcel 088.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **SUMMIT PROPERTIES ELITE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **CARRIE ARNOLD AND CODY ARNOLD, WIFE AND HUSBAND**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being all of Lot No. 3, Block D, Hadley Bend City Subdivision, of record in Plat Book 421, Page 120, of the Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING part of the same property conveyed to Summit Properties Elite, LLC., a Tennessee Limited Liability Company, by Quitclaim Deed dated May 10, 2019, from Summit Properties Elite, LLC., a Tennessee Limited Liability Company, recorded May 13, 2019, in Instrument Number 20190513-0044350, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 127 D Commerce Street, Nashville, TN 37138.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenant with the said Grantees that Grantor are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2020 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenant and bind Grantor, its heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HAND and signature on this the 24th day of September, 2020.

Summit Properties Elite LLC,
a Tennessee Limited Liability Company

By: _____
Surajit Chaudhury, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county mentioned, personally appeared Surajit Chaudhury, 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 Member of Summit Properties Elite, the within named bargainor, a Limited Liability Company, and that such Surajit Chaudhury as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and official seal, this the 24th day of September, 2020.

_____
Notary Public

My Commission Expires: 3-19-23

(SEAL)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $269,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 24th day of September, 2020.

_____
Notary Public

My commission Expires: 3-19-23

File No. GTS1-2020-825

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY