THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $885,000.00. John William Coles IV Affiant Subscribed and sworn to before me this 12th day of February, 2021. Notary Public My Commission Expires: 3/6/24
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 36035-01-2021**	

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 575761 DEEDWARR
02/23/2021 12:51:20 PM 3 pgs
Fees: $18.00 Taxes: $3,274.50
20210223-0022102

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Arnold Realty Company, LLC A Tennessee limited liability company 154 Franklin Road Brentwood, TN 37027	NEW OWNER	Map and Parcel No.: 14511000800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John William Coles, IV, unmarried, and Leah Coles, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Arnold Realty Company, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1140 Stonewall Jackson Court, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 executed this instrument on the 12th day of February, 2021.

John William Coles, IV

Leah Coles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John William Coles, IV and Leah Coles**, 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, at office, this 12th day of February, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Granny White Park, as of record in Plat Book 3700, page 72, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John William Coles, IV and Leah Coles, husband and wife, by deed dated August 24, 2015 from Jeffrey N. Rottman and Elizabeth Yang, husband and wife, of record in Instrument No. 20150825-0085927, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable. Map and Parcel No. 14511000800.
2. Restrictive Covenants contained in an instrument of record in Book 4025, page 341, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 3700, page 72, Register's Office for Davidson County, Tennessee.