# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Debbie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-25-07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. DARLENE SHORT

**THIS INSTRUMENT WAS PREPARED BY**
Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072

Davidson County DEEDWARR
Recvd: 08/26/04 09:35 2pgs
Fees:13.00 Taxes:795.50
20040826-0103231

H-1708

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Virginia M. Collins | SunTrust Mortgage, Inc. | 103-10-0 043.00 |
| (NAME) | (NAME) | |
| 6 Cypress Road | 901 Semmes Avenue | |
| (ADDRESS) | (ADDRESS) | |
| Portsmouth, VA 23701 | Richmond, VA 23224 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, Michael Armstrong and Jennifer Armstrong, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Virginia M. Collins, an unmarried person, 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. 58, on the Plan of Brookside Courts, Addition No. 4, Section 4, as shown on plat of record in Plat Book 2083, page 59, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Michael Armstrong and Jennifer Armstrong, by Warranty Deed from Arthur Buenahora and wife, Jessica Buenahora, dated February 27, 2004, of record in Instrument No. 20040302-0023363, Register's Office for Davidson County, Tennessee.

Bruce O'Leary executes this instrument on behalf of Michael Armstrong and Jennifer Armstrong pursuant to Power of Attorney recorded simultaneously herewith.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 806 Kendall Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 our hands this 23rd day of August, 2004.

Michael Armstrong
Michael Armstrong
BY: B O Attorney-in-fact
Bruce O'Leary, Attorney-in-fact

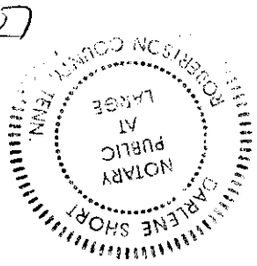
Jennifer Armstrong
Jennifer Armstrong
BY: B O Attorney-in-fact
Bruce O'Leary, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Bruce O'Leary, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Michael Armstrong and Jennifer Armstrong, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Michael Armstrong and Jennifer Armstrong. Witness my hand and Notarial Seal this 23 day of August, 2004.

Darlene Short
Notary Public

My Commission Expires: 11-25-07




**RETURN TO:**

Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072