(2)

File No. 250900539

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.
(AFFIX SEAL)

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Davidson County DEEDWARR
Recvd: 10/24/05 10:42 2 pgs
Fees:13.00 Taxes:1024.53

20051024-0127888

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan J. Armbruster	Franklin American Mortgage Company	Map 098-13-0C
(NAME) 1613 Sarah Cove	(NAME) 501 Corporate Centre Drive, Ste 400	Parcel 084.00
(ADDRESS) Hermitage, TN 370776	(ADDRESS) Franklin, Tennessee 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Ronald James Stencel and wife, Glenda Jo Stencel**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dan J. Armbruster and Pam J. Armbruster, husband and wife,** 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 all of Lot No. 74, on the Plan of Revision One, Phase Three, The Meadows of Seven Points, as shown by plat appearing of record in Instrument No. 20021022-0129513, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Ronald James Stencel and wife, Glenda Jo Stencel by Warranty Deed dated October 24, 2003 of record in Instrument No. 20031028-0158785, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Book 11670, Page 822; Charter for Homeowners' Association of record in Instrument No. 20000322-0028986; Storm Water Detention Agreement of record in Book 11681, Page 411 and in Instrument No. 20010626-0067703; all matters shown on plat of record in Instrument No. 20021022-0129513; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1613 Sarah Cove, Hermitage, TN 37076
(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 my/our hand(s) this 21st day of October, 2005.

Ronald James Stencel

Glenda Jo Stencel by Ronald James Stencel A I F

Glenda Jo Stencel, by Ronald James Stencel, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21st day of October, 2005, before me personally appeared Ronald James Stencel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of Glenda Jo Stencel, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20051024-0127887 Register's Office of Davidson County, Tennessee.

Witness my hand at office this 21st day of October, 2005.

Commission expires: June 22, 2009

Linda V Jones Notary Public

(seal)

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File Number: 250900539

RETURN TO:

Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076