# 9179 28855

| Davidson County | DEEDWARR |
|---|---|
| Recvd: 11/02/06 10:20 | 2 pgs |
| Fees:13.00 Taxes:606.43 | |
| **20061102-0136101** | |

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**383 Johnny Cash Parkway, Suite 140.**
**Hendersonville, TN 37075**

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**
**The actual consideration or value, whichever is greater, for this transfer is $163,900.00**

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Affiant

**Subscribed and sworn to before me, this 30 day of October, 2006.**

Notary Public
My commission expires 9/29/07

**05-0609-63151**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Alex E. Armstrong | Gateway Funding | 53-13-0-061 |
| 1412 Joe Pyron Drive | 218 Franklin Rd. #238 | |
| Madison TN 37115 | Brentwood, TN 37013 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Trevor Eldred and wife, Asenath Eldred, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Alex E. Armstrong, husband and wife, Yolette A. Armstrong, hereinafter called the Grantees, their successors 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. 137 on the plan of Kimbolton Subdivision, Phase I, of record in Plat Book 6900, Page 276-278, and as amended in Book 7577, Page 552, said Register's Office to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Trevor Eldred and Asenath Eldred by deed from Steven R. Dickerson and wife, Katrina L. Allen, dated 6/27/01, recorded 8/2/01, of record in Instrument No. 20010802-0081954, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1412 Joe Pyron Drive, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of October, 2006.

Trevor Eldred

Asenath Eldred

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Trevor Eldred and Asenath Eldred, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 30th day of October, 2006.

State of Tennessee at Large

My Commission expires 2-1-09

