File No. 60958

06-12-012-D

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/06 13:00 2 pgs
Fees:13.00 Taxes:832.50
20061227-0159283

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Armstrong	PRIMARY RESIDENTIAL MORTGAGE, INC.	053 14 0 115.00
(NAME)	(NAME)	
304 Nawakwa Trail	4750 West Wiley Post Way #200	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Salt Lake City, UT 84116	
(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, Verdie H. Marrs and husband, Myron D. Marrs, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Armstrong and wife, Suzanne Armstrong, 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 the 11th Civil District of Davidson County, Tennessee, being shown as Tract No. 3 on a survey made by Wayne S. Cooper, Sr., dated March 4, 1972, and described according to said survey as follows:

Beginning at an iron pin in the northwesterly margin of Nawakwa Trail located South 68 degrees 15 minutes West 760 feet, more or less, from its intersection with the southwesterly margin of Pawnee Trail, same being a common corner of Tract Nos. 3 and 4; being the Southeasterly corner of Tract No. 4 conveyed to David Lee Evetts and wife, by deed of record in Book 4583, page 969, Register's Office for Davidson County, Tennessee; thence leaving said margin North 24 degrees 45 minutes West 1201.0 feet to an iron pin in the Southwesterly margin of Pawnee Trail; thence with said margin South 56 degrees 00 minutes East 297.0 feet to an iron pin; thence South 29 degrees 15 minutes East 936.0 feet to an iron pin in the Northwesterly margin of said Nawakwa Trail; thence with said margin South 68 degrees 15 minutes West 155.0 feet to the beginning, containing 3.75 acres, more or less.

Being the same property conveyed to Verdie Koonce by deed from Morton D. Thomas, dated August 23, 1991 and recorded on August 29, 1991 in Book 8430, page 539, Register's Office, Davidson County, Tennessee. Verdie Koonce Marrs conveyed subject property to Verdie H. Marrs and husband, Myron D. Marrs by quitclaim deed dated December 7, 2001 and recorded on December 18, 2001 in Instrument No. 20011218-0139592, Register's Office, Davidson County, Tennessee. Verdie Koonce, Verdie Koonce Marrs and Verdie H. Marrs being one and the same person.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 304 Nawakwa Trail, Madison, TN 37115
(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 22nd day of December, 2006.

Verdie H. Marrs

Myron D. Marrs

File No. 60958
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Verdie H. Marrs and husband, Myron D. Marrs, the bargainor(s), 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 and official seal this 22nd day of December, 2006.

Commission expires:

11-22-08



Notary Public