WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/13/07 14:57 2 pgs
Fees:13.00 Taxes:950.90

20070713-0083887

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$257,000.00**

Linda R. Curtis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mildred C. Armstrong	**Bank of America, N.A.**	**75-15-A-139CO**
(NAME)	(NAME)	
139 Stoners Glen Drive	**P.O. Box 45140**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Jacksonville, FL 32232-5140**	
(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, **James L. Curtis and wife, Linda R. Curtis**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mildred C. Armstrong, unmarried**, 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:

Being Lot/Unit No. 139, on the Plan of Phase One, Stoner's Glen, of record in Instrument No. 200005260052598, and corrected in Instrument No. 20010117-0005055, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James L. Curtis and wife, Linda R. Curtis by deed from Frank Batson Homes, Inc. of record in Instrument No. 20010329-0030450 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of Record in Instrument No. 200005260052723; Instrument No. 20001215-0123565; Instrument No. 20020115-0006136 and Instrument No. 20040115-0006286: Charter of the Homeowner's Association of record in Instrument No. 200005260052724 and Instrument No. 20020116-0006779 and The Plan of Record in Instrument No. 200005260052598

unimproved ☐

This is improved ☒ property, known as **139 Stoners Glen Drive, 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 our hands this 11th day of July, 2007.

James L. Curtis

Linda R. Curtis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James L. Curtis and wife, Linda R. Curtis, the bargainors, 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 at Nashville, Tennessee this 11th DAY OF JULY, 2007.

Commission expires: 7/21/07

Shannon Philbin Notary Public

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007