Davidson County DEEDWARR
Recvd: 11/09/07 15:38 3 pgs
Fees:18.00 Taxes:606.80
20071109-0132579

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Felicia R. Armstrong
1602 Lincoya Bay Drive
Nashville, TN 37214

SEND TAX BILL:

Mortgagee

MORTGAGEE:
JPMorgan Chase Bank, N.A.
5409 Maryland Way
Brentwood, TN 37027-5037

MAP AND PARCEL:
Map 109-5D
Parcel 63CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Paul W. Crytser, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Felicia R. Armstrong, unmarried**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 1602 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20040628-0076712, and as supplemented of record as Instrument Nos. 20041028-0129585 and 20050923-0114373, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20060923-0114373, said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.
>
> Being the same property conveyed to Paul W. Crytser, unmarried, by deed from 70 South Associates, LLC, a Tennessee limited liability company, of record as Instrument No. 20051130-0143756, dated November 29, 2005, said Register's Office.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1602 Lincoya Bay Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns,

forever; and Grantor, does covenant with Grantee that his is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 9th day of November, 2007.

Paul W. Crytser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Paul W. Crytser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 9th day of November, 2007.

Notary Public

My Commission Expires: 09/25/2010

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $164,000.00.

AFFIANT

Subscribed and sworn to before me
this 9th day of November, 2007.

NOTARY PUBLIC

My Commission Expires: 09/25/2010

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/18/2011

Notary's Seal

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY