**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**808 N. Mt. Juliet Road**
**Mt. Juliet, TN 37122**

Davidson County DEEDWARR
Recvd: 04/22/08 12:25 2 pgs
Fees:13.00 Taxes:614.20

20080422-0041047

**STATE OF TENNESSEE**
**COUNTY OF WILSON**
**The actual consideration or value, whichever is greater, for this transfer is $166,000.00**

**Affiant**

**Subscribed and sworn to before me, this 17th day of April, 2008.**

**Notary Public**
**My commission expires:** January 17, 2012

**06-0803-72998**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Martin Brychta | JPMorgan Chase Bank, N.A. | 086-08-0-A050.00 |
| 2312 Willesden Green CT. | 5409 Maryland Way, Ste. 202 | |
| Hermitage TN 37076 | Brentwood, TN 37027 | |

## 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, Kevin D. Armstrong and wife, LaKiesha D. Armstrong, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Martin Brychta, a single person and Marcela King, a single person, 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. 453, on the Plan of Camden Woods, Phase III-A, of record in Book 7900, Page 571, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kevin D. Armstrong and wife, LaKiesha D. Armstrong by deed from Mark E. Williams, unmarried, dated July 31, 2001, recorded August 6, 2001, of record in Instrument No. 20010806-0083529, 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 2312 Willesden Green CT., Hermitage, TN 37076

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 17th day of April, 2008.

Kevin D. Armstrong

LaKiesha D. Armstrong

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kevin D. Armstrong and LaKiesha D. Armstrong, 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 Mt. Juliet, TN, this 17th day of April, 2008.

Kathleen A. Tomlinson

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

My Commission expires 1-17-12