Davidson County DEEDWARR
Recvd: 04/22/08 14:51 2 pgs
Fees:13.00 Taxes:1311.65
20080422-0041181

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $354,500.00

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

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Jennifer Crowell
Affiant

Notary Public

WARRANTY DEED

800179

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Kevin Armstrong
Lakeisha Armstrong
1832 Kaylee Meadow Lane
Hermitage, TN 37076

Send tax bills to:
JPMorgan Chase Bank, N.A.
5409 Maryland Way, Ste. 202
Brentwood, TN 37027

Map 98-13-C, Parcel 129CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Anthony K. Tavakoli and Allison D.Lanquist, Husband and Wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Kevin Armstrong and wife, Lakiesha Armstrong

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 108, Phase Four, Section Three, The Meadows of Seven Points as shown on plan of record in Instrument No. 20040921-0113530, Register's Office for Davidson County, Tennessee, said plan hereby referenced for a more complete legal description.

Being all of the same property conveyed to Anthony K. Tavakoli and Allison D. Lanquist, husband and wife by Quitclaim deed dated 6/28/07 of record in Instrument No. 20070628-0077263, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2008, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 1832 Kaylee Meadow Lane, Hermitage, TN, 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

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

Anthony K. Tavakoli

Allison D. Lanquist

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Anthony K. Tavakoli and wife,, Allison D. Lanquist, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of April, 2008 .

My commission expires:_____

Notary Public

