Return To:

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

6080293

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Dana Dustin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 2008.

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

Notary Public
MY COMMISSION EXPIRES:
File No. G8-5915D

Davidson County DEEDWARR
Recvd: 07/31/08 09:51 2 pg
Fees:13.00 Taxes:888.00
20080731-0078434

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ryan T. Balch, an unmarried man, and Thomas S. Balch (NAME)	Suntrust Mortgage, Inc. (NAME)	105-9-317
1001 West Grove (STREET ADDRESS	401 Commerce Street, #1600 (STREET ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Justin Christopher Armstrong and Lina Christine Millares Armstrong**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan T. Balch, an unmarried man, and Thomas S. Balch, a married man**, 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:

A certain tract or parcel of Land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being the westerly 45 feet of the easterly 145 feet of Block No. 17 on the plan of JONESE AND DUDLEY'S ADDITION, as shown by plat of record in Plat Book 57, Page 147, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said part of said Block fronts 45 feet on the southerly side of Grove Avenue and runs back between parallel lines 150 feet to an alley, the easterly line of said lot being 100 feet of the westerly margin of 10th Avenue, South.

BEING the same property conveyed to Justin Christopher Armstrong and Lina Christine Millares from Curtiswood, LLC, by Deed dated March 7, 2005, as Instrument No. 200503140027564, in the Register's Office for Davidson County, Tennessee.

Lina Christine Millares is now known as Lina Christine Armstrong.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2007 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

The 2007 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Justin Christopher Armstrong and Lina Christine Millares Armstrong are signed by their duly appointed Attorney-in-fact Karen Hoff, pursuant to the Power of Attorney recorded in Instrument No. 20080731-0078433, said Register's Office.
This is improved property, known as 1001 West Grove, Nashville, TN 37203.

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. Whenever 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/our hand(s) this 24th day of July, 2008.

JUSTIN CHRISTOPHER ARMSTRONG

By: Justin Christopher Armstrong July 24, 2008
Karen Hoff, Attorney-in-Fact Date
By Karen Hoff Attorney in Fact

LINA CHRISTINE MILLARES ARMSTRONG

By: Lina Christine Millares Armstrong July 24, 2008
Karen Hoff, Attorney-in-Fact Date
By Karen Hoff Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Karen Hoff, Attorney-in-Fact, for Justin Christopher Armstrong, and Lina Christine Millares Armstrong, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of July, 2008.

My Commission Expires: 3/20/10 Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066