WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$408,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Return to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067
(615) 370-4443

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

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
Willoughby Loyd **Jenny Armour**	Same	**160-6-A-5.00CO**
(NAME) **521 Stonegate Place**	(NAME)	
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(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, **Ken A. Williams, Trustee of The Ken A. Williams Living Trust U/A/D 5/28/08**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Willoughby Loyd and Jenny Armour, husband and wife**, 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:

Land lying in Davidson County, Tennessee, more particularly described s follows:

Being Lot No. 5 on the plan of Stonegate Subdivision, of record in Book 9700, Page 807, as amended in Book 9700, page 808, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to The Ken A. Williams Living Trust by deed dated February 29, 2000 from Five Star Builders, LLC of record in Instrument No. 20000307-0023267, said Register's Office. Further conveyed to Ken A. Williams, Trustee of The Ken A. Williams Living Trust, U/A/D May 28, 2008 from Ken A. Williams of record in Instrument No. 20080626-0065635, said Register's Office.

For the purpose of identifying the Trust Instrument under which the Grantors have acquired title to the aforesaid property, see Exhibit A attached.

Subject to current years taxes, restrictions, easements, covenants, and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **521 Stonegate Place, Brentwood, TN 37027**

(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 my hand this 22nd day of September, 2008.

The Ken A. Williams Living Trust

By: Ken A. Williams, Trustee

Ken A. Williams, Trustee

Davidson County DEEDWARR
Recvd: 09/30/08 14:13 2 pgs
Fees:13.00 Taxes:1509.60

20080930-0099234

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 Ken A. Williams, Trustee of The Ken A. Williams Living Trust U/A/D 5/28/2008 the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she/he executed the within instrument in her/his capacity as Trustee for the aforesaid Trust for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22ND DAY OF SEPTEMBER, 2008.

Commission expires: 3-21-09

Notary Public

LAURA B RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY