File No. 281000508

WARRANTY DEED

Mandy Alsup Notary Public State of Tennessee Wilson Co.

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/14/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 12/16/08 13:26 3 pgs
Fees:18.00 Taxes:462.50
20081216-0120500

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Autumn Morris	The Bank of Nashville	Map 147-02-0-040.00
(NAME) 4868 Lynn Dr.	(NAME) 401 Church Street	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, WE, **Karlene Kay Lund and Karen Armstrong and Tony Armstrong**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Autumn Morris, a married woman and Charles R. Bell, a married man**, hereinafter called the grantee(s), THEIR heirs 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, and without the corporate limits of any municipality, being Lot No. 75, Plan of Elysian Park Subdivision, as shown on plat of record in Plat Book 2331, Page 32, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to George M. Armstrong and Karlene Kay Lund and Life Estate for Evelyn L. Armstrong by Quitclaim Deed from Evelyn L. Armstrong of record in Instrument 20021106-0136554 on November 1, 2002 and filed for record on November 6, 2002, Register's Office for Davidson County, Tennessee. The said Evelyn L. Armstrong having since died. The said George M. Armstrong having since died leaving Karen Armstrong as his surviving spouse and Tony Armstrong as his only child by Affidavit of Heirship recorded in Instrument No. 20081216-0120499, Register's Office for Davidson County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4868 Lynn Dr., Nashville, TN 37211
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 12th day of December, 2008.

Tony Armstrong by Karlene Kay Lund Atty-in-Fact
Tony Armstrong

Karlene Kay Lund
Karlene Kay Lund

Karen Armstrong by Karlene Kay Lund Atty-in-Fact
Karen Armstrong

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 Karlene Kay Lund the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 12th day of December, 2008.

Commission expires: July 16, 2011

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karlene Kay Lund, with whom I am personally acquainted and show proved himself/herself to be the Attorney in fact of Karen Armstrong, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 12th day of December, 2008.

Commission expires: July 16, 2011

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karlene Kay Lund, with whom I am personally acquainted and show proved himself/herself to be the Attorney in fact of Tony Armstrong, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 12th day of December, 2008.

Commission expires: July 16, 2011

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

Notary Public

File Number: 281000508

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, 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 according to law.

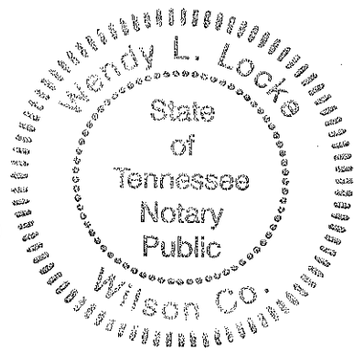
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Wendy Locke, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: 4-27-2011

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