Return to:

FOUNDATION
TITLE AND ESCROW, LLC
450 Saint Andrews Dr., Ste. C
Murfreesboro, TN 37128
M-2070

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $269,900.00

Carla Johnson
Affiant

Subscribed and sworn to before me, this 4 day of September, 2009.

Myra Miller
Notary Public
My commission expires: 1/20/11

MYRA MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD

03-0908-36141

Address of New Owner:	Send Tax Bills to:	Tax Information
Amanda L. Armour 6760 Cold Stream Drive Nashville TN 37221	New Owner	155-07-0-B-034

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, Francene Gilmer, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Amanda L. Armour, an unmarried woman, 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. 17, on the Plan of Poplar Creek Estates, Phase V, Section B-1 (The Highlands of Allens Green), of record in Book 9700, Page 716, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Francene Gilmer by deed from Poplar Creek Development Co., dated November 17, 1999, recorded November 22, 1999, of record in Book 11750, Page 661, 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 6760 Cold Stream Drive, Nashville, TN 37221

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.

BILL GARRETT, Davidson County
Trans: T20090062679 DEEDWARR
Recvd: 09/14/09 10:42 2 pgs
Fees: 13.00 Taxes: 998.63
20090914-0085540

WITNESS my hand this 4th day of September, 2009.

Francene Gilmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Francene Gilmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this ~~28th~~ 4th day of ~~August~~ September, 2009.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN