Davidson County DEEDWARR
Recvd: 06/16/10 13:41 3 pgs
Fees:18.00 Taxes:293.41
20100616-0046769

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $79,300.00

JENNIFER CHANDLER COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me, this 11th day of June, 2010.

Notary Public
My commission expires: 11/7/2014

04-0909-53597

Address of New Owner:	Send Tax Bills to:	Tax Information
Queen A. Johnson	Proficio Mortgage Ventures, LLC	042-07-0-A-
1316 Pilgrim Drive	105 E. Robinson Street, #220	148.00CO
Madison TN 37115	Orlando, FL 32801	

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, The Estate of Fannie M. Armstrong, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Queen Johnson,** 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: **-unmarried

Land in Davidson County, Tennessee, being Lot No. 422, on the Plan of Heritage Square, Phase Four, of record in Book 6250, Page 178, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Fannie M. Armstrong, unmarried by deed from Kelvin E. Cranford and wife, Vera Cranford, dated October 25, 2004, recorded November 17, 2004, of record in Instrument No. 20041117-0138319, 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 1316 Pilgrim Drive, Madison, TN 37115

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.

WITNESS my hand this 8th day of June, 2010.

Vickie A. Thomas

Vickie A. Thomas, Executrix of
The Estate of Fannie M. Armstrong

STATE OF New York
COUNTY OF New York

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Vickie A. Thomas, Executrix of the Estate of Fannie M. Armstrong, deceased, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in New York (city), New York (state), this 8th day of June, 2010.

Notary Public at Large

My Commission Expires: 03-09-2013

JONATHAN GRUNFELD
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN RICHMOND COUNTY
NO. 01GR6202159
MY COMMISSION EXPIRES 03-09-2013

Certificate of Authenticity

I, Jennifer Chandler Cole, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 10 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE