WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100070789 DEEDWARR
Recvd: 11/08/10 12:47 2 pgs
Fees:13.00 Taxes:1609.50
20101108-0089432

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of November, 2010.

Notary Public

My commission expires: 9-8-2013
(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
G. David McIntosh, III **Shannon S. McIntosh**	JP Morgan Chase Bank, N.A.	13104014400
1125 Woodvale Dr.	P. O. Box 78420	
Nashville, TN 37204	Phoenix, AZ 85062-8420	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Caroline Coles Armstrong and William Kyle Armstrong, ~~husband and wife~~ and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

G. David McIntosh, III and spouse, Shannon S. McIntosh

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 in Davidson County, Tennessee, being Lot No. 1, of Block No. 20, on the Plan of College Park , of record in Plat Book 843 , Page 29, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot #1 fronts 50 feet on the southerly side of Woodvale Drive and runs back 165 feet on the easterly line and 169 feet 9 inches on the westerly line, with the easterly margin of Harcum Avenue to a dead line, measuring 86 1/2 feet thereon.

ALSO conveyed herein is that portion of Harcum Avenue that was closed as referenced in Book 2926, Page 2, Register's Office for Davidson County, Tennessee.

INCLUDED in the above, but excluded herefrom is the following described property that was conveyed in Book 2956, Page 397,Register's Office for Davidson County, Tennessee : Beginning at a point in the southerly margin of Woodvale Drive 25 feet east of the northeast corner of Lot #6 of Block 19, on the Map of College Park as of record in Book 843, Page 29, Register's Office for Davidson County, Tennessee, said beginning point being 25 feet west of the northwest corner of Lot #1 of Block 20, on the Plan of College Park; thence running in a southerly direction parallel with the easterly boundary line of said Lot #6 a distance of 169 feet 9 inches to an iron pin; thence westwardly along the northern boundary line of the J. Preston Jones property 18 feet to an iron pin; thence northerly 169 feet more or less to the beginning.

BEING the same property conveyed to Caroline Coles Armstrong and William Kyle Armstrong, husband and wife, by Deed from Annabel J. Higgins, of record in Instrument No. 20040507-0052174, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **1125 Woodvale Dr., Nashville, TN 37204**

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 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/our hand(s) this **5th** day of **November, 2010.**

Caroline Coles Armstrong

Caroline Coles Armstrong

William Kyle Armstrong

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Caroline Coles Armstrong and William Kyle Armstrong,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **November, 2010.**

Notary Public

My Commission Expires: 2/24/13

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.