Box 14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100071606 DEEDWARR
Recvd: 11/12/10 08:21 2 pgs
Fees:13.00 Taxes:1665.00
20101112-0090493

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of November, 2010.

DEBORAH M. O'NEIL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: ~~April 23, 2015~~ 1/6/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Kyle Armstrong	William Kyle Armstrong	
(NAME)	(NAME)	
1445 Beddington Park	1445 Beddington Park	158-04-030.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20101440

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, **I, Norma Tillman, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **William Kyle Armstrong and wife, Caroline Armstrong**, 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. 93 on the Plan of Hound's Run, a Planned Unit Development, as of record in Book 6900, Pages 167-171, register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Norma Tillman, by Deed dated April 30, 2004 from John I. Dickson, unmarried, of record in Instrument No. 20040504-0050447, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1445 Beddington Park, Nashville, TN 37215

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 5th day of November, 2010.

Norma Tillman

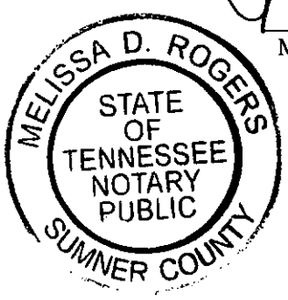
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Norma Tillman, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Norma Tillman, unmarried executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of November, 2010.

Commission expires: April 23, 2013



Melissa D Rogers Notary Public