This instrument was prepared by:
DLO Title, LLC
256 Seaboard Lane, Suite F-103
Franklin, TN 37067
2011040018

BILL GARRETT, Davidson County
Trans:T20110024837 DEEDWARR
Recvd: 04/27/11 15:10 2 pgs
Fees:13.00 Taxes:506.90
20110427-0032325

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $137,000.00

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

Sworn to and subscribed before me this 25th day of April, 2011.

Affiant

Notary Public

My Commission Expires 01/07/2013

Address of New Owner:
Anna L. Armstrong
2003 Tammany Drive
Nashville, TN 37216

Send Tax Bills to:
Farmington Financial Group
1912 21st Avenue
Nashville, TN 37212

Map-Parcel Numbers:
072-120-233.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Igno, Inc. , a Tennessee corporation,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Anna Armstrong a single woman**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 68 feet of the southerly 96 feet of Lot Numbers 123, 124, 125 and 126 on the plan of Riverside Drive Subdivision, as of record in Plat Book 974, page 60 and 61, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 123, 124, 125 and 126 fronts 68 feet on the easterly side of Tammany Drive, formerly Litton Avenue, and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Igno, Inc., a Tennessee corporation by Special Warranty Deed from The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Holders of the GE-WMC Asset Backed Pass Through Certificates, Series 2006-1 of record in Instrument No. 20101112-0090698, Register's Office for Davidson County, Tennessee.

This is improved property known as **2003 Tammany Drive, Nashville, TN 37216.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __x__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this25th day of April, 2011.

Igno, Inc.

C Miller PRES IGNO INC
By: Christopher Miller, President

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Christopher Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself as President of Igno, Inc., a Tennessee corporation, the within named bargainor, and that he as such President executed the within instrument for the purposes stated therein by signing the name of the corporation by himself as such President.

Witness my hand and official seal this the 25 day of April, 2011.

Notary Public

My Commission Expires: 9/6/2011

