WARRANTY DEED

R-VRE-11-2509

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,500.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF June, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles J. White	SunTrust Mortgage	
2509 Sunset Place	(NAME) P.O. BOX 57028	
(ADDRESS) Nashville, TN 37212	(ADDRESS) IRVINE, CA 92619-7028	10415011600
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JON M. ARMSTRONG, UNMARRIED, AND MELANIE D. ARMSTRONG, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES J. WHITE AND JENNIFER E[illegible] SCHUSTER, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY ONE-HALF OF LOT NO. 26, ON THE PLAN OF SUNSET PARK SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 132 (THIS PAGE WAS INCORRECTLY REFERRED TO AS 393 IN PREVIOUS INSTRUMENT OF RECORD), IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOT NO. 26 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF TURNER AVENUE, FORMERLY "B" STREET, AND RUNS BACK BETWEEN PARALLEL LINES 160.5 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO JON M. ARMSTRONG AND WIFE, MELANIE D. ARMSTRONG, AS TENANTS BY THE ENTIRETY, BY WARRANTY DEED FROM NICHOLAS SCOTT WITHEROW AND WIFE, SHANA ALIVIA BROGDEN WITHEROW, F/K/A, SHANA ALIVIA BROGDEN, RECORDED ON THE 27TH DAY OF NOVEMBER, 2006 IN INSTRUMENT NO. 20061127-0145941, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 332, PAGE 132; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2509 Sunset Place, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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: T20110036178 DEEDWARR
Recvd: 06/16/11 15:35 2 pgs
Fees: 13.00 Taxes: 1415.25
20110616-0046364

Witness my/our hand(s) this 10th day of June, 2011.

Jon M. Armstrong

Melanie D. Armstrong

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jon M. Armstrong and Melanie D. Armstrong, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of June, 2011.

Notary Public

My Commission Expires: 10.16.11

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903