BILL GARRETT, Davidson County
Trans:T20110082771 DEEDWARR
Recvd: 12/30/11 11:21 4 pgs
Fees:22.00 Taxes:0.00
20111230-0102199

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$ 160,000.00 STATE OF TENNESSEE TAX EXEMPT**

AFFIANT

Subscribed to and sworn before me this 6th day of DECEMBER, 2011.

NOTARY PUBLIC MY COMMISSION EXPIRES (NOTARY SEAL)

JEFFREY W. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 7, 2013

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
STATE OF TENNESSEE 22nd Floor Tennessee Tower 312 8th Avenue North Nashville, Tennessee 37243-0299	TAX EXEMPT	Map Parcel 08513000400

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF $160,000.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN CLARK ARMSTRONG, EXECTOR OF THEN ESTATE OF WILLIAM ALBERT ARMSTRONG AND JOHN CLARK ARMSTRONG HEIR AT LAW** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **STATE OF TENNESSEE**, HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

TRANSACTION NUMBER 11-08-004

LEGAL DESCRIPTION HAS BEEN ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS EXHIBIT "A".

SURVEY DESCRIPTION HAS BEEN ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS EXHIBIT "B".

This conveyance subject to:

1. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
2. Easements or claims not shown by the Public Records.
3. Taxes for the year 2012 and all future years, a lien, not yet due and payable.
4. Subject to the following matters on the Plan of record in Plat Book 2663, Page 31, Register's Office for Davidson Count, Tennessee, 40' setback along Toddway Court and 10' public utility easement along rear boundary, as shown on survey by Duclos Survey and Design, Inc., dated 10/13/2011, Project No. 11051.
5. Sewer Easement of record in Book 5613, Page 298, Register's Office for Davidson County, Tennessee, and as shown of survey by Duclus Survey & Design, Inc., dated 10/13/2011, Project No. 11081

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: 3212 TODDWAY COURT NASHVILLE, TN 37214

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

JCA

LTSR Number:

GTE File: 2010

WITNESS, this 16th day of DECEMBER, 2011

THE ESTATE OF WILLIAM ALBERT ARMSTRONG

BY: _____
JOHN CLARK ARMSTRONG, EXECUTOR

_____
JOHN CLARK ARMSTRONG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John Clark Armstrong with whom I am personally acquainted and who upon his oath acknowledged himself to be the Executor respectively of Estate of William Albert Armstrong , the within named bargainor, Estate, and that John Clark Armstrong as such Executor being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Estate of William Albert Armstrong, by the said John Clark Armstrong as such Executor .

Witness my hand and official seal at office at Nashville, Tennessee, on this the 16th day of December, 2011.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____ My Commission Expires JAN. 7, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of December, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John Clark Armstrong, Heir at Law** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 16th day of December, 2011.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

Commission Expires: _____

My Commission Expires JAN. 7, 2013

LTSR Number:

GTE File: 2010

EXHIBIT "A"

TRANSACTION NUMBER 11-08-004

Being land in the 12th Council District of Davidson County, Tennessee, and being the land conveyed to William A. Armstrong, etux by Deed of record in DB-00003975 0000591, R.O.D.C. Also being Lot 31 of Nob Hill Subdivision as of record in Plat Book 2663, Page 31, R.O.D.C. Being generally located north of Knobview Drive and west of Toddway Court and being more particularly described as follows:

Beginning at a set ½" iron pin & cap marked DSDI #1936 (N:670213.26, E:1770818.57) on the westerly right-of-way line of Toddway Court at the southeasterly corner of Lot 30 of said Nob Hill Subdivision;

Thence, with said westerly right-of-way line of Toddway Court, with a curve turning to the right with an arc length of 239.91 feet, a delta angle of 9 Degrees 13 Minutes 10 Seconds,
having a radius of 279.28 feet, with a chord bearing of South 07 Degrees 40 Minutes 57 Seconds West, and a chord length of 232.60 feet; to an existing 5/8" iron pin (N:669982.74, E:1770787.47) at the northeasterly corner of Lot 32 of said Nob Hill Subdivision;

Thence, leaving said westerly right-of-way line of Toddway Court with the common line of Lot 31 and 32 of said Nob Hill Subdivision, North 56 Degrees 24 Minutes 04 Seconds West, a distance of 165.99 feet to an existing 1/2" iron pin (N:670074.60, E:1770649.21) at the base of a 10" Hackberry tree on the northerly line of Lot 33 of said Nob Hill Subdivision;

Thence, with the northerly line of Lot 33 of said Nob Hill Subdivision, North 00 Degrees 02 Minutes 32 Seconds West, a distance of 77.25 feet to an existing concrete monument (N:670151.85, E:1770649.16) at the southwesterly corner of Lot 30 of said Nob Hill Subdivision;

Thence, with the common line of Lot 30 and 31 of said Nob Hill Subdivision North 70 Degrees 04 Minutes 32 Seconds East, a distance of 180.20 feet to a set ½" iron pin & cap marked DSDI #1936; which is the point of beginning.
The above described land contains an area of 27,880 square feet or 0.64 of an acre more or less.

Being the same property conveyed to William A. Armstrong and wife, Mary E. Armstrong by Deed of record in Book 3975, Page 591, Register's Office for Davidson County, Tennessee. The said Mary E. Armstrong having since died on June 29, 1975, a resident of Davidson County, Tennessee, and being survived by her spouse, WilliamsA. Armstrong. The said William A. Armstrong having since died testate on March 14, 2010 and pursuant to the Last Will and Testament of William Albert Armstrong of record Probate Court of Wilson County at Lebanon Probate Case No. 10P084 appointed John Clark Armstrong as Executor and property be left to John Clark Armstrong sole heir at law. William A. Armstrong and William Albert Armstrong are one in the same person.

EXHIBIT "B"
TRANSACTION NUMBER 11-08-004

