Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
12-0832

BILL GARRETT, Davidson County
Trans:T20120068383 DEEDWARR
Recvd: 09/12/12 09:07 2 pgs
Fees:13.00 Taxes:917.60
20120912-0082623

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00

Gracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of September, 2012

Notary Public
Commission Expires: 1-18-14

Address of New Owner	Send Tax Bills To:	Map & Parcel
James Armstrong, III 106 Forest Place Circle Nashville, TN 37215	Synovus Mortgage Corporation	131-05-0C-106.00 CO

WARRANTY DEED

FOR AND IN 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/WE,

Jack B. Henry, Jr.

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Armstrong, III, unmarried and James Armstrong, Jr. and wife, Denise S. 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 a part of the Hillsborough Condominium tract as shown on a plat of record in Book 6250, Page 699, Register's Office for Davidson County, Tennessee, said part hereby conveyed being:

Unit No. 106 on the section plat, as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to the Hillsborough Condominiums, including the Plan and Administrative By-Laws thereunto attached and exhibited of record in Book 6822, Page 721, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jack B. Henry, Jr., unmarried, by Warranty Deed from M. Hayne Hamilton, Jr. and wife, Laura Hamilton, dated 7/19/94 and recorded 7/21/94 in Book 9413, Page 534, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 106 Forest Place Circle, Nashville, TN 37215.

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 we so covenant with 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of September, 2012.

Jack B. Henry, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jack B. Henry, Jr.** 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 at Brentwood, Tennessee this 10th day of September, 2012.

Notary Public
My Commission Expires: 1-18-16

(Notary Seal)

WILLIAMSON COUNTY, TENN.
NOTARY PUBLIC
CHRIS MULE
LARGE