WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120090817 DEEDWARR
Recvd: 11/29/12 09:33 3 pgs
Fees:18.00 Taxes:432.90

20121129-0109505

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2012.

Notary Public

MY COMMISSION EXPIRES: 4-23-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tawnya ~~Tawyna~~ Baurer	F&M Bank	04104003900
(NAME)	(NAME)	
201 Santa Monica Blvd	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Dewey Thurman Armstrong Jr. and Janice Ann Burgess and Randall Wayne Armstrong**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto ~~Tawyna~~ Tawnya **Baurer, a single woman**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the Tenth Civil District of Davidson County, Tennessee, being Lot No. 57 of Dalemere Subdivision, Section 4, as of record in Book 3300, Page 45, Register's Office for said county, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Dewey T. Armstrong and wife, Virginia S. Armstrong by Deed from Robert B. Hendley and Robert N. Gambill, dated November 18, 1963 and filed for record on November 20, 1963 in Book 3648, Page 5, Register's Office for Davidson County, Tennessee.
The said Dewey T. Armstrong having since died leaving Virginia S. Armstrong as surviving spouse and sole heir to property.
The said Virginia S. Armstrong having since died on October 17, 2011, leaving Janice Ann Burgess, Randall Wayne Armstrong, Dewey Thurman Armstrong, Jr. as her only heirs at law.

All matters as set forth per Plat of record in Book 3300, Page 45, said Register's Office. Restrictions of record in ~~Book 3346, Page 263, said Register's Office.~~ Book 3616, Page 573, said Register's Office. County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4065 Matilda Street, Nashville, TN 37207
(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/or 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/or 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.

Witness our hands this 14th day of November, 2012.

Dewey Thurman Armstrong Jr.
by Janice Ann Burgess, his attorney in fact

Dewey Thurman Armstrong Jr.
by Janice Ann Burgess, his attorney in fact

Janice Ann Burgess

Randall Wayne Armstrong
by Janice Ann Burgess, his attorney in fact

Randall Wayne Armstrong
by Janice Ann Burgess, his attorney in fact

State of Tennessee
County of Wilson

On this 14th day of November, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Janice Ann Burgess, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Dewey Thurman Armstrong, Jr., and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20121129010950Y, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 14th Day of November, 2012.

Tracey Trumphour
Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

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

Witness my hand and Official seal this 14th day of November, 2012.

Tracey Trumphour
Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

On this 14th day of November, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Janice Ann Burgess, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Randall Wayne Armstrong, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No 20111129010 9503 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 14th Day of November, 2012.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON