This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $73,500.00.

Affiant

Subscribed and sworn before me this the 11th day of January, 2013.

Notary Public
My commission expires: 4/16/13

DAVE ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Donald R Armistead	New Owner	84-13-12
2128 Dearborn Drive		
Nashville, TN 37214		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANTHONY DESOTO AND MICHELLE DESOTO, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DONALD R. ARMISTEAD AND DEBORAH G. ARMISTEAD, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Real Estate in Davidson County, Tennessee, being Lot No. 89 on the Map of Donelson Hills, of record in Book 2331, pages 22 and 23, Register's Office for said County.

Said Lot 89 fronts 74.97 feet on the westerly side of Dearborn Drive and runs back between lines, 416.4 feet on the southerly line and 418.7 feet on the northerly line to the right-of-way of the Tennessee Central Railroad, on which it measures 88.2 feet.

Being the same property conveyed to Anthony DeSoto and Michelle DeSoto by Warranty Deed from John G. Sadler and Linda Clark and Cynthia S. Kuchta of record in Instrument No. 20121212-0114541; dated December 7, 2012; said Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2128 Dearborn Drive, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 11th day of January, 2013.

Anthony DeSoto

Michelle DeSoto

BILL GARRETT, Davidson County
Trans:T20130004487 DEEDWARR
Recvd: 01/16/13 13:11 2 pgs
Fees:13.00 Taxes:271.95
20130116-0005265

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anthony DeSoto and Michelle DeSoto, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of January, 2013.

My commission expires: 4/16/13

Notary Public

DAVE ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY