BILL GARRETT, Davidson County
Trans:T20130039332 DEEDWARR
Recvd: 05/10/13 11:14 2 pgs
Fees:13.00 Taxes:448.82
20130510-0047584

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is great for this transfer is $121,303.00

Affiant

Subscribed and sworn to before me, this 7th day of May 2013.

Notary Public
My commission expires: 1-11-17

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Cortez Armstrong 5104 Colemont Drive Antioch TN 37013-0000	First Community Mortgage 275 Robert Rose Dr Murfreesboro TN 37129	16202017300

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jason F. Smith and wife Samantha J. Smith hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Cortez Armstrong and Angelita Figgins as tenants in common 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:

Being Lot No. 29 on the Plan of Fair Oaks Subdivision Section 1 of record in Book 4175 Page 43 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jason F. Smith and wife Samantha J. Smith by deed from GMAC Mortgage, LLC of record in Instrument No. 20120625-0055277 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Fair Oaks Subdivision Section 1 of record in Book 4175 Page 43, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 4289 Page 198 and amended in Book 4475 Page 863 and Book 4520 Page 211 and Book 4556 Page 718 Register's Office for Davidson County, Tennessee

This property is improved property known as 5104 Colemont Drive, Antioch, Tennessee 37013-0000

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 6 day of May, 2013.

Jason F. Smith

Samantha J. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason F. Smith and Samantha J. Smith, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 6 day of May, 2013.

Notary Public

My Commission expires: 2/23/15

FILE NO: 07558

