Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

Subscribed and sworn to before me, this 31st day of May, 2013.

Notary Public
My commission expires: 5/5/15

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires

06-1305-75172

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Sarah Quinlan<br>2225 Crescent Valley<br>Hermitage TN 37076 | New Owner | 064-16-0-D-131.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephanie D. Armstrong and husband, Anthony Armstrong**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sarah Quinlan,** _____ hereinafter called the Grantees, their successors 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 Lot No. 289, on the Plan of Section Three, Truxton Park, of record in Instrument No. 20011024-0116272, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephanie D. Armstrong, a married woman and husband, Anthony Armstrong by deed from Jason A. Sparks and wife, Abigail Sparks, dated August 24, 2007, recorded August 31, 2007, of record in Instrument No. 20070831-0105034, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2225 Crescent Valley, Hermitage, TN 37076

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 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 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.

BILL GARRETT, Davidson County
Trans:T20130047347 DEEDWARR
Recvd: 06/06/13 12:53 2 pgs
Fees:13.00 Taxes:629.00
20130606-0057613

WITNESS my hand this 31 day of May, 2013.

Stephanie D. Armstrong

Anthony Armstrong

STATE OF TENNESSEE, COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephanie D. Armstrong and Anthony Armstrong, 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 this 31 day of May, 2013.

Notary Public
State of Tennessee at Large

My Commission expires 12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15