ADDRESS NEW OWNERS and
SEND TAX BILLS:
MARK A. ARMSTRONG and wife,
TRINA B. ARMSTRONG
1731 Hudson Road
Madison TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20130051403 DEEDWARR
Recvd: 06/18/13 15:38 3 pgs
Fees:18.00 Taxes:1757.50
20130618-0062386

MAP PARCEL NUMBER:
63 - 229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **BARBARA A. ALLEN,** hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to **MARK A. ARMSTRONG and wife, TRINA B. ARMSTRONG,** hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Tract 1:

Being a tract of land in Davidson County, Tennessee, and a portion of that property conveyed to Bernard D. DeVasher, et al, in Deed Book 9912, page 19, R.O.D.C.T., more accurately described as follows:

Beginning at an iron pin in the easterly margin of Hudson Road, said pin being the most northwesterly corner of herein described tract and the most southwesterly corner of a tract owned by Thomas E. Henley and et ux in (DB 4757, page 834, R.O.D.C.T.); thence now leaving said margin with the line of said Henley N 73 deg. 44' 00" E 1978.41 feet to a set iron pin; thence now leaving said Henley with a new line S 26 deg 05' 48" W, 278.55 to a set iron pin; thence with a new line S 76 deg 43' 49" W, 1222.94 feet to a set iron pin in the easterly line of Lennox D. Blanton in (DB 10001, page 634 R.O.D.C.T.); thence with said Blanton for the next five calls; N 26 deg. 52' 20" W, 93.49 feet to a set iron pin; thence S 73 deg. 44' 00" W, 384.00 feet to an existing iron pin; thence S 67 deg. 33' 44" W, 75.25 feet to an existing iron pin; thence S 61 deg. 22' 54" W, 53.86 feet to an existing iron pin; thence with a curve to the left (I=90 deg. 00' 00", R=25.00' L=39.27' & CB=S 16 deg. 23' 29" W,) 35.36 feet to an existing iron pin in the easterly margin of Hudson Road; thence with said margin N 28 deg. 36' 31"W, 101.72 to the point of beginning containing 6.021 acres more or less.

Tract 2:

Being a tract of land in Davidson County, Tennessee, described as per a survey by Tommy E. Walker, R.L.S. No. 1465, dated March 21,1996, as follows:

Beginning at a point in the south line of said Henley, said line being a common line to the DeVasher property to the south, said point being located N 73 deg. 44' 00" E. 548.86 feet from an iron pin in the easterly margin of Hudson Road, common corner to said Henley and DeVasher; thence said common line with a new line N 15 deg. 50' 08" W, 178.86 feet to a point; thence N 74 deg. 09' 52" E, 1448.15 feet to a point; thence S 09 deg. 30' 28" E,

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168.14 feet to a point in the north line of said DeVasher; thence with said line S 73 deg. 44' 00" W, 1429.55 feet to the point of beginning, containing 5.729 acres more or less.

Tract 3:

Being a tract of land in Davidson County, Tennessee, and a portion of that property conveyed to Bernard D. DeVasher, et al., in Deed Book 9912, page 19, R.O.D.C.T., more accurately described as follows:

Beginning at an iron pin, said pin being the most northwesterly corner of Howard W. Allen (DB 10173, page 312 R.O.D.C.T), thence N 15 deg. 50' 08" W, 39.24' to an iron pin in said Henley's north line; thence with the same N 75 deg. 16' 00" E, 274.53' to an iron pin; thence N 73 deg. 36' 00" E, 1178.78' to an iron pin; thence S 09 deg. 30'28" E, 45.85' to an iron pin, common corner to said Allen and Bernard DeVasher (DB 10173, page 308 R.O.D.C.T.); thence S 74 deg. 09' 52" W, 1448.15' to the point of beginning, containing 1.304 acres more or less.

Tract 1 is subject to a 30' ingress & egress easement serving Tract "B" (Closser) and Tract "C" (DeVasher) as more particularly described in Deed Book 10145, Page 357, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Howard W. Allen and wife, Barbara A. Allen by Deeds of record in Book 10173, Page 312; Book 10145, Page 357; and Instrument No. 20030219-0021090, Register's Office for Davidson County, Tennessee. Howard W. Allen having died on March 18, 2003, leaving said property to Barbara A. Allen by right of survivorship.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1731 Hudson Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 14 day of June, 2013.

Barbara A. Allen

BARBARA A. ALLEN

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STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, BARBARA A. ALLEN, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 14 day of June, 2013.

NOTARY PUBLIC

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $475,000.00.

AFFIANT

Subscribed to and sworn before me, this the 14 day of June, 2013.

NOTARY PUBLIC

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN

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