This Instrument Prepared by:
TITLE ASSOCIATES OF KNOXVILLE, LLC
114 Lovell Road, Suite 201
Knoxville, Tennessee 37934

After Recording Return to:
Title Associates of Knoxville
114 Lovell Road, Suite 201
Knoxville, Tennessee 37934

**WARRANTY DEED**

THIS INDENTURE is made and entered into on this the 3rd day of July, 2013, by and between **Ursula S. Ufer Nininger, Unmarried**, hereinafter referred to collectively as First Party, and **David Michael Armstrong**, hereinafter referred to as Second Party.

WITNESSETH:

That the said First Party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to them in hand paid by the Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Second Party the following described premises, to wit:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, To-Wit:

Unit No. B-303, together with the Carport designated No. B-303-C, in River Plantation, Section Three, A condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Three, Condominium Apartments, recorded in Book 4675, Pages 75, 76 and 77, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4784, Page 464, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ursula S. Ufer Nininger (unmarried) by Warranty Deed from Haury and Smith Contractors, Inc., a Tennessee Corporation, recorded on the 23rd day of August, 1974 in Deed Book 4846, Page 442, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE is made subject to the restrictions, easements, and building setback lines applicable to the subject property of record in DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the Second Party, its successors and assigns forever, and the First Party does covenant with the Second Party that they are lawfully seized and possessed of said land in fee simple, having a good right to convey it and that the same is unencumbered, unless otherwise herein set out. First Party does further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the Second Party, its successors and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20130061749 DEEDWARR
Recvd: 07/19/13 11:22 2 pgs
Fees:13.00 Taxes:314.50
20130719-0074950

WITNESS the execution of this Warranty Deed on the date first above written.

Ursula S. Ufer Nininger _____

STATE OF ~~TENNESSEE~~ Virginia
~~COUNTY~~ OF Bristol
CITY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Ursula S. Ufer Nininger, Unmarried**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged his/her/their execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 3rd day of July, 2013.

My commission expires:
July 31, 2014

Notary Public



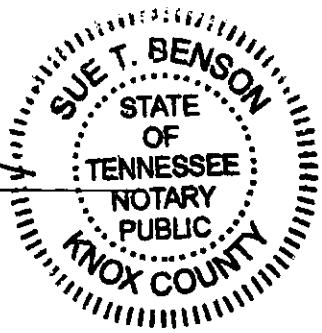

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 85,000.

Affiant

Subscribed and sworn to before me this 11th of July, 2013.

My commission expires:
10/9/13

Notary Public




**RESPONSIBLE TAXPAYER:**

David Michael Armstrong
9025 Carlton Circle
Knoxville, TN 37922

**CLT# 142-05-0-B 011.00CO**

**PROPERTY OWNER & ADDRESS:**

David Michael Armstrong
8300 Sawyer Brown Road, Suite B-303
Nashville, Tennessee 37221