BILL GARRETT, Davidson County
Trans:T20130072220 DEEDWARR
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20130821-0088118

This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Sharon Armer,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Peter M. Townsend and Elizabeth Townsend, husband and wife; and Kenneth L. Sales and Karen M. Sales, husband and wife; as Tenants in Common with the Right of Survivorship**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 77 on the Map of The Woodmont Boulevard Section of Marengo Park of record in Plat Book 1130, page 2, Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sharon Armer by Deed from Christian Finger, III and Cara L. Finger, dated 11/30/2001 and filed for record on 12/04/2001 in Instrument 200112040132571, Register's Office for Davidson County, Tennessee.

Map & Parcel: 11814004700

This property is known as: **3502 Robin Oak Rd., Nashville, TN 37204**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 5th day of August, 2013.

Sharon Armer, Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sharon Armer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 5th day of August, 2013.

GERALD A. SMITH JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1-15-14

Grantee(s) Name, Address:	Send Tax Statement To:
Elizabeth & Peter Townsend	FIFTH THIRD MORTGAGE COMPANY
3502 Robin Oak Rd.	5001 KINGSLEY DRIVE
Nashville, TN 37204	CINCINNATI, OH 45227

State of Tennessee
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$400,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 19th day of August, 2013.

Amanda Harden
Affiant

AMANDA HARDEN
Type or Print Name

(Seal)

Dana Delworth
Notary Public

My commission expires:

10/18/2016

Dana Delworth
Type or Print Name

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY