WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130075851 DEEDWARR
Recvd: 09/03/13 12:32 2 pgs
Fees:13.00 Taxes:506.53

20130903-0092460

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26TH DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

DEBORAH TUBBS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY EXP. 8-17-15

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah R. Armstrong	Pinnacle Bank	09401024400
(NAME)	(NAME)	
902 South 13th Street	150 third Ave S	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Amanda Dunham, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sarah R. Armstrong, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 23 on the Plan of Mabelle Subdivision, of record in Book 547, Page 139, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amanda Dunham, unmarried, by deed of record in Instrument Number 20110719-0055093 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Mabelle Subdivision of record in Book 547, Page 139, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 902 South 13th Street, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my hand this 26th day of August, 2013.

x Amanda Dunham
Amanda Dunham

STATE OF ALABAMA
COUNTY OF MADISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amanda Dunham, 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 and official seal at Franklin, Tennessee this 26th day of August, 2013.

Commission expires: 06/28/2016

Notary Public

ANGELINE M. SMITH
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires

ANGELINE M. SMITH NOTARY PUBLIC ALABAMA STATE AT LARGE