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 25th day of October, 2013, by and between **David Michael Armstrong, Unmarried,** hereinafter referred to collectively as First Party, and **Keith Ursery** and wife, Crystal Ursery 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 David Michael Armstrong by Warranty Deed from Ursula S. Ufer Nininger, unmarried, recorded on the 19th day of July, 2013 in Instrument No. 201307190074950 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:T20130092913 DEEDWARR
Recvd: 10/30/13 11:49 2 pgs
Fees:13.00 Taxes:518.00
20131030-0112688

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

David Michael Armstrong

David Michael Armstrong

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **David Michael Armstrong** , 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 17th day of October, 2013.

My commission expires:
9/14/17

Notary Public

SUE T. BENSON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 140,000.00.

Tracy Perry
Affiant

Subscribed and sworn to before me this 22nd of October, 2013.

My commission expires:
3/24/17

CAROL T. BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public

RESPONSIBLE TAXPAYER: **CLT# 142-05-0-B 011.00 CO**

Keith Ursery
8300 Sawyer Brown Rd. # B303
Nashville, TN 37221

PROPERTY OWNER & ADDRESS:

Keith Ursery
8300 Sawyer Brown Road, B303
Nashville, Tennessee 37221