This space for Register's Office:

BILL GARRETT, Davidson County
Trans:T20140002648 DEEDWARR
Recvd: 01/13/14 14:07 2 pgs
Fees:13.00 Taxes:148.00
20140113-0003304

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Araminta Williams
700 Craighead St. #103
Nashville, TN
37204

SEND TAX BILLS TO:
New Owner

Map & Parcel No: 81.12-0-118.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Warren Douglas Armour** hereinafter called the **Grantors**, do hereby convey unto **Araminta Wiliams, single** hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Being the southerly 30 fet of the northerly 40 feet of Lot Number 315 on the plan of McGavock, of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee; said part of Lot 315 fronts 315 feet on the easterly side of Arthur Avenue, formerly Wetmre Avenue and runs back parallel lines 150 feet to an alley.

Being the same property conveyed to Warren Armour and Leslie Armour, husband and wife by Warranty Deed of record in Instrument No. 20070208-0016731, register's Office for said County. Leslie Watts Armour subsequently quitclaimed her interst in the property to Warren Douglas Armour by quitclaim deed of record in Instrument No. 20101007-0080568, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 1628 Arthur Avenue, Nashville, TN 37208

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and

easements of record, (4) building restrictions and (5) other matters of public record.

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

GRANTOR(s) COVENANT(s) with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR(s) FURTHER COVENANT(s) and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I/we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 7thday of January, 2014.

Warren Douglas Armour

STATE OF Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Warren Douglas Armour known to me to be the person whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that he executed the same for the purposes and consideration therein expressed, and acknowledged the same to be his free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 7th day of January, 2014.

Notary Public in and for the
State of Tennessee

KIMBERLY R. HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 5/23/16

STATE OF Tennessee
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Affiant

Sworn and subscribed before me on January 7, 2014.

Notary Public

My Commission Expires : 5/23/16

KIMBERLY R. HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY