BILL GARRETT, Davidson County
Trans:T20140015234 DEEDWARR
Recvd: 03/05/14 15:08 3 pgs
Fees:18.00 Taxes:1720.50
20140305-0018676

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: DM Title No: 53201

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Charles D. Armour Linda A. Armour 775 Greeley Drive Nashville, Tennessee 37205	First Community Mortgage, Inc. 275 Robert Rose Dr. Murfreesboro TN 37129

TAX MAP-PARCEL NUMBERS: 10216002400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$465,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Jeffrey Robert Stoltz and Natascha T. Surhart Stoltz, husband and wife,** , hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Charles D. Armour and spouse, Linda A. Armour,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 239 on the Plan of Hillwood Estates, Section 10, of record in Plat Book 2331, Pages 95 and 96, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and legal description of said lot.

Being the same property conveyed to Jeffrey Robert Stoltz and Natascha T. Swihart Stoltz, husband and wife, by Special Warranty Deed from U.S. Bank National Association, as Trustee, dated January 6, 2003, recorded January 22, 2003 in Doc No. 20030122-0009356, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331 Pages 95 and 96, said Register's Office, which Plan shows a 100foot minimum building setback line from Greeley Drive and a 60 foot minimum setback line from Starlit Road and a 2.5 X 20 foot utility anchor easement located on the northeast corner of said lot, and a 5 X 20 foot utility and anchor easement located on the southeast corner of said lot.

This instrument is executed on behalf of Jeffrey Robert Stoltz by Natascha T. Swihart-Stoltz pursuant to a Power of Attorney executed by him on the 15th day of February, 2014, of record in Instrument No. 20140305-0018675 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 775 Greeley Drive, Nashville, Tennessee 37205

775 Greeley Drive, Nashville, TN 37205 is one and the same property as 775 Greely Drive, Nashville, TN 37205

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 COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds 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.

WITNESS THE EXECUTION HEREOF this 5th day of March, 2014 .

Jeffrey Robert Stoltz by Natascha T. Swihart-Stoltz Attorney in Fact

Jeffrey Robert Stoltz By: Natascha T. Swihart-Stoltz, Atty-in-Fact

Natascha T. Swihart-Stoltz

State of TENNESSEE

County of DAVIDSON

On this 5th day of March, 2014, before me the undersigned authority, personally appeared **Natascha T. Swihart-Stoltz**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

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: $465,000.00

Affiant

Sworn and subscribed before me this 5th day of March, 2014

My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Natascha T. Swihart-Stoltz** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Jeffrey Robert Stoltz** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 5th day of March, 2014

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

EXHIBIT "A"
To
Warranty Deed

FROM: Jeffrey Robert Stoltz and Natascha T. Surhart Stoltz, husband and wife,

TO: Charles D. Armour and spouse, Linda A. Armour,

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Natascha T. Swihart-Stoltz, Affiant

Sworn to and subscribed before me this 5th day of March, 2014

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015