WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140015457 DEEDWARR
Recvd: 03/06/14 12:29 2 pgs
Fees:13.00 Taxes:1017.50
20140306-0018972

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2014.

Notary Public

MY COMMISSION EXPIRES: 9-19-16

(AFFIX SEAL)

KATHLEEN HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason Rockhill	F&M Bank	14705025001
(NAME)	(NAME)	
4956 Darlington Drive	PO Box 451	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Christina L. Armstrong, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jason Rockhill and Cortney Rockhill, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 173 on the plan of Section Two, Caldwell Country Estates, as of record in Plat Book 2663, page 128, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to David C. Armstrong and Christina L. Armstrong, my wife, as tenants by the entirety by Quit Claim Deed dated 11/17/2010 from David C. Armstrong of record in Instrument 201011170091853, Register's Office for Davidson County, Tennessee.
The said David C. Armstrong and Christina L. Armstrong having since divorced. The said Christina L. Armstrong is now known as Christina Lynn Moore.

Being the same property conveyed to Christina L. Armstrong, an unmarried woman by Quitclaim Deed from David C. Armstrong as of record in Instrument No. 20140306-0018971 Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 2663, Page 128, said Register's Office.

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.

unimproved ☐

This is improved ☑ property, known as 4956 Darlington Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-18907
SMG TN Warranty Deed

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

Witness my hand this 5th day of March, 2014.

Christina L. Armstrong

State of Tennessee
County of Wilson

Personally appeared before me Christina L. Armstrong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of March, 2014.

Notary Public
My Commission Expires: 8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

