RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102 Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 8.26.17
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20140036844 DEEDWARR
Recvd: 05/27/14 15:03 2 pgs
Fees:13.00 Taxes:1172.90
20140527-0045430

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Lanaghan	**SAME**	Map 131-3-B
(NAME) 4400 Belmont Park Terrace Unit 142	(NAME)	Parcel 142 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, **MICHAEL MILLER, TRUSTEE OF THE REVOCABLE LIVING TRUST AGREEMENT OF MERYLE JEANNETTE ARMSTRONG DATED MARCH 7, 2013**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN LANAGHAN**, 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 Building Site No. 142 on the Plan of Arden Place, Section Two, of record in Plat Book 4675, page 119, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jeannette Armstrong and Michael Miller as Co-Trustees of the Jeannette Armstrong Revocable Trust Dated March 7, 2013, by Quitclaim Deed dated March 7, 21013 from M. Jeannette Armstrong, of record in Instrument No. 20130502-0044498, said Register's Office. Said Trust is also known as the Revocable Living Trust Agreement of Meryle Jeannette Armstrong and Meryle Jeannette Armstrong is also known as M. Jeannette Armstrong and Jeannette Armstrong. Jeanette Armstrong has since died leaving Michael Miller as the sole trustee.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 4675, page 119, said Register's Office; and (c) restrictive covenants of record in Book 4628, page 473, Book 4754, page 455, Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592, Book 5514, page 636 and Instrument No. 20070816-0098235, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4400 Belmont Park Terrace Unit 142, Nashville, Tennessee 37215
(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.

Witness my hand this 22 day of May, 2014.

The Revocable Living Trust Agreement of Meryle Jeannette Armstrong

By: Michael Miller - Trustee
Michael Miller, Trustee

STATE OF TEXAS
COUNTY OF Tarrant

Personally appeared before me, the undersigned notary public, Michael Miller with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The Revocable Living Trust Agreement of Meryle Jeannette Armstrong and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Fort Worth, Texas, this 22nd day of May, 2014.

Commission expires: 10/20/2014

Sherry T. Webb
Notary Public

SHERRY TRASK WEBB
MY COMMISSION EXPIRES
October 20, 2014