WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map & Parcel No.
Thomas George Armstrong and wife Jodene Hazel Armstrong 640 Canton Pass Madison, TN 37115	Same as Owner	052 12 0058.00

Mortgagee:

State of Tennessee County of Sumner

The actual consideration, or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Sworn to and subscribed before me on this the 6th day of June, 2014.

Notary Public

Commission Expires: 2-6-17

CURTIS M. LINCOLN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20140044385 DEEDWARR
Recvd: 06/23/14 15:23 2 pgs
Fees:13.00 Taxes:518.00
20140623-0054693

This Instrument Prepared by:
Curtis M. Lincoln
Attorney at Law
103 Bluegrass Commons Blvd.
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter GRANTEE(S), and other good and valuable consideration the receipt of which is hereby acknowledged, (I/We), ***Ronald B. Buchanan***, hreinafter call the GRANTOR(S), have/has bargained and sold and by these presents do/does transfer and convey unto ***Thomas George Armstrong and wife Jodene Hazel Armstrong***, hereinafter called GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Lot No. 6 on the Plan of Schoolside Heights as of record in Book 3700, Page 38, Registers' Office for said County. Said Lot No. 6 fronts 89 feet on the Westerly margin of Canton Pass, and runs back between lines 137.5 feet on the Southerly line and 156.7 feet on the Northerly line to a line in the rear, measuring 86.6 feet thereon.

BEING the same property conveyed to RONALD B. BUCHANAN by Order Admitting Will to Probate to Establish Muniment of Title dated December 4, 2013, and recorded as Instrument No. 20140203-0009166, said Registers' Office.

This is not marital property of the Grantor.

This is property known as 640 Canton Pass, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever; and we do covenant

with the said GRANTEE(S) that we are fully 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 assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 11th day of June, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ronald B. Buchanan

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Ronald B. Buchanan, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN, this the 11 day of June, 2014.

CURTIS M. LINCOLN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 2-6-17