THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher M. Jackson 816 & 818 Dry Creek Road, Goodlettsville, TN 37072	NEW PENN FINANCIAL 4000 CHEMICAL RD STE 200 PLYMOUTH MEETING PA 19462	024-00-0-101.00 (Lot# 1) 024-00-0-194.00 (Lot# 2)

BILL GARRETT, Davidson County
Trans:T20140055479 DEEDWARR
Recvd: 07/31/14 09:41 2 pgs
Fees:13.00 Taxes:626.78
20140731-0068210

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $169,400.00

Affiant

Subscribed and sworn to before me, this the 14th day of July, 2014.

Notary Public

My Commission Expires: 8/16/14
(Affix Seal)

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Joseph C. Armstrong, unmarried, as surviving tenant by the entirety, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Christopher M. Jackson, unmarried ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Resubdivision of the J.D. Strickland Property, of record in Book 6200, page 916, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

AND:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Resubdivision of the J.D. Strickland Property, of record in Book 6200, page 916, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph C. Armstrong and wife, Leslie V. Armstrong by Quitclaim Deed from Barbara Ann Strickland Thompson n/k/a Barbara Ann Rohling, married and Leslie Veshaun Taylor n/k/a Leslie V. Armstrong, dated December 16, 2010, recorded December 29, 2010, in Instrument No. 20101229-0103396, Register's Office for Davidson County, Tennessee.

Leslie V. Armstrong having since died on January 12, 2012, leaving Joseph C. Armstrong as surviving tenant by the entirety.

This is improved property located at: **816 & 818 Dry Creek Road, Goodlettsville, TN 37072**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) 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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **14th** day of **July, 2014.**

GRANTOR(S)

Joseph C. Armstrong

STATE OF TENNESSEE

COUNTY OF WILLIAMSOM

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Joseph C. Armstrong** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **14th** day of **July, 2014.**

Notary Public

My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017