Davidson County	DEEDWARR
Recvd: 12/17/14 14:41	2 pgs
Fees:13.00 Taxes:2053.50	
20141217-0115559	

PREPARED BY (~~AND RETURN TO~~):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

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

W & I Ref: (DKM) Title No.: 57046
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sally M. Miller Janes A. Humphreys 122 Abbottsford Drive Nashville, TN 37215	Farmington Mtg. a division of Capstar Bank 2002 Richard Jones Rd Ste 300A Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 117130B06000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$555,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Norman S. Armitage and Elyse L. Armitage**, husband and wife, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sally M. Miller and James A. Humphreys, wife and husband,** 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. 122 on the Plan of Abbottsford, Phase One, of record in Book 6250, Pages 419, 420 and 421, amended in Book 6771, Page 683 and Book 6755, Page 269, corrected by Surveyor's Certificate of Correction in Book 6800, Page 164, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Norman S. Armitage and wife, Elyse L. Armitage by Warranty Deed from Nancy H Braren Calderon, dated April 30, 2001, recorded May 2, 2001 in Instrument No. 20010502-0045090, 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 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, Pages 419, 420 and 421, amended in Book 6771, Page 683 and Book 6755, Page 269, corrected by Surveyor's Certificate of Correction in Book 6800, Page 164, Register's Office for said County, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6478, Page 177. Book 6530, Page 242, Book 6537, Page 303, Book 8106, Page 1, Book 8627, Page 254, Book 9381, Page 876, Book 6928, Page 934, Book 10458, Page 810, Instrument No. 20010330-0030930, Instrument No. 20140307-0019563, Instrument No. 20131218-0127949, Instrument No. 20131218-0127946 and Instrument No. 20131218-0127945, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 122 Abbottsford Drive, Nashville, TN 37215

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 12th day of December, 2014

Norman S. Armitage **Elyse L. Armitage**

State of Tennessee

County of Davidson

On this 12th day of December 2014, before me the undersigned authority, personally appeared Norman S. Armitage and Elyse L. Armitage, 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.

Notary

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $555,000.00.

Affiant

Sworn and subscribed before me this 12th day of December, 2014

Notary

My Commission Expires: _____

KATRINA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-20-2017

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017