This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150022764 DEEDWARR
Recvd: 03/30/15 08:52 2 pgs
Fees:13.00 Taxes:444.00
20150330-0026831

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Affiant

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Subscribed and sworn to before me, this 25th day of March, 2015

Notary Public

My Commission Expires: 12-18-17

Address New Owner:	Send Tax Bill To:	Map & Parcel:
SA,LLC 41838 Old Hickory Blvd. Nashville, TN 37013	Owner	71-15/319.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Eli Armstrong,** hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto **SA, LLC, a Tennessee limited liability company,** hereinafter called the Grantee, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 129 in Sharpe and Horn 2nd Subdivision, of Lindsley Property in northeast Nashville, of record in Book 161, Page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 129 fronts on the westerly side of North Second Street and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Eli Armstrong by deed dated January 9, 2001 of record in Instrument No. 20010111-0003551, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Subject to all matters on plat of record in Book 161, Page 53, Register's Office for Davidson County, Tennessee.
2. All assessments and taxes due in 2015 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 1218 N. 2nd Street, Nashville, TN 37207

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor do further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 25th day of March, 2015

Eli Armstrong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Eli Armstrong,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at Nashville, TN, this 25th day of March, 2015

Notary Public

My Commission Expires: _____

