This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 04/08/15 13:19 2 pgs
Fees:13.00 Taxes:275.65
20150408-0030937

WARRANTY DEED

THIS INDENTURE made and entered into this 6th day of April, 2015, by and between Gwendolyn Faye James, party of the first part, and Harry Armstrong, , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 266 on the Plan of Haynes Estates, Section 6, as of record in Book 4300, Page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 266 fronts 85 feet on the southerly side of Fairmeade Drive and runs back between lines 139.60 feet on the easterly side (erroneously referred to as westerly side in prior deed) and 139.88 feet on the westerly side, to a line at the rear on which it measures 57.67 feet thereon.

Being all or part of the same property conveyed to Gwendolyn Faye James by virtue of that certain Administrator's Deed dated July 14, 2014, at Instrument No. 20140718-0063730 in the amount of $.00 in the Register's Office of Davidson County, Tennessee. (Seller Warrants that this property has not been used as her primary residence)

Being the same property previously conveyed to Willie Driver and wife Mary J. Driver by virtue of Warranty Deed dated August 13, 1971 at Book 4532, Page 7 in the said Register's Office. Willie Driver predeceased Mary J. Driver on October 27, 1995.

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(S), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I/we do further covenant and bind myself/ourselves, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Gwendolyn Faye James

Gwendolyn Faye James

STATE OF TENNESSEE
COUNTY OF DAVIDSON

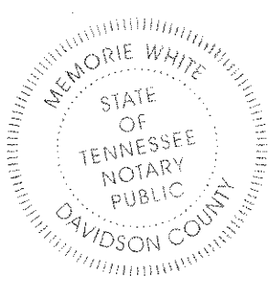
Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Gwendolyn Faye James, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of April, 2015.

Memorie White

Notary Public

My Commission Expires: 7.3.17



Property Owner & Address: Harry Armstrong
206 Roschill Dr, Goodlettsville, TN 37072

Tax Parcel No 05909015200

Property Address: 4080 Fairmeade Dr
Nashville, TN 37218

MAIL TAX BILLS TO: owner at owners address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $74,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 6th day of April, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Crystal Sarth, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sarth who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY