WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of July, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2015

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin Hart Armstrong	NEW OWNER	061-12-O-106.00
(NAME)	(NAME)	
1304 Plymouth Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Theresa L. Anderson**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Benjamin Hart Armstrong,a single man** , hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 15 and the Easterly 10 feet of Lot No. 14 on the Plan of Re-Subdivision of Eastdale Place, of record in Plat Book 974, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Theresa L. Anderson by Warranty Deed from Stanley H. McQuiston, Jr., and wife, Robyn L. McQuiston, dated 9/30/2003 recorded 10/6/2003, of record in Instrument No. 20031006-0147063, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Taxes for 2015 and subsequent years, a lien not yet due and payable. 2015 Property Taxes have been prorated between the Grantor and Grantee.

All matters shown on the plat of record in Plat Book 974, Page 22, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150060962 DEEDWARR
Recvd: 07/24/15 15:20 2 pgs
Fees:13.00 Taxes:1146.63
20150724-0073112

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1304 Plymouth Avenue, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23rd day of July, 2015.

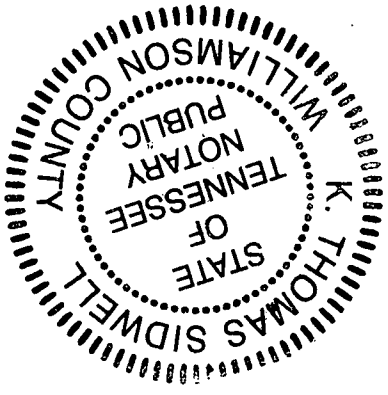
Theresa L. Anderson

State of Tennessee
County of Williamson

Personally appeared before me Theresa L. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of July, 2015.

Notary Public K. Thomas Sidwell
My Commission Expires: 11/15/19



RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064