BILL GARRETT, Davidson County
Trans:T20150072589 DEEDWARR
Recvd: 08/26/15 14:08 2 pgs
Fees:13.00 Taxes:530.95
20150826-0086579

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

# WARRANTY DEED

THIS INDENTURE made and entered into this 21st day of August, 2015, by and between Harry Armstrong, , party of the first part, and Timmetrice Dalton, a Single Woman -, 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:

Being Lot No. 21, on the Plan of Cheyenne Trace, of record in Plat Book 7900, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being all or part of the same property conveyed to Harry Armstrong by virtue of that certain Special Warranty Deed dated April 20, 2015, at Instrument No. 20150612-0055857 in the amount of $88,000.00 in the Register's Office of Davidson County, Tennessee. Seller Warrants that this property has not been used as his primary residence and has been used for investment purposes only.

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), her 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 restrictions at Plat Book 7900, Page 95; Book 8060, Page 765, and Book 8261, Page 257; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her 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.

Harry Armstrong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 21st day of August, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Timmetrice Dalton

Tax Parcel No 053050A02100CO

Property Address: 905 Cheyenne Trace Ct
Madison, TN 37115

MAIL TAX
BILLS TO: New Owner

STATE OF TENNESSEE
COUNTY OF Sumner

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 $143,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Linda Osborne
AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of August, 2015.

Notary Public

My Commission Expires: 4.24.19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY