WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $12,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

NATHAN KEITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

Y-BR-15-308

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Max Daee	NEW OWNER	
(NAME)	(NAME)	**128-16A-064.00CO**
308 Spring Place	591 Hillside Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KATHLEEN J. ARMSTRONG AND HUSBAND, LESLIE J. ARMSTRONG,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MAX DAEE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Section 3, Phase I, Still Spring Hollow Subdivision of record in Plat Book 9700, Page 484, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Kathleen J. Armstrong and husband, Leslie J. Armstrong by Warranty deed from Alex Silver and wife, Alina Kozyutynska of record in Instrument No. 20060712-0083697 Register's Office for Davidson County, Tennessee, dated July 07, 2008 and recorded on July 12, 2006.

This conveyance is subject to:
- Taxes for the year 2015.
- Plan of record in Plat Book 9700, Page 484, Register's Office for Davidson County, Tennessee.
- Boundary Plat of Still Spring Hollow Plan of record in Plat Book 6900, Page 991 and Book 6900, Page 992, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7963, Page 400, as amended in Book 8179, page 464, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8294, Page 40, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7930, Page 909, in the Register's Office for Davidson County, Tennessee.
- Easement for public utilities of record in Book 9740, Page 971, in the Register's Office for Davidson County, Tennessee.
- Easement for Storm water Detention of record in Instrument Number 20030220-0022601, in the Register's Office for Davidson County, Tennessee.
- Common Areas of record in Book 8257, Page 634, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **308 Spring Place , Nashville, Tennessee 37221**.

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 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 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.

BILL GARRETT, Davidson County
Trans:T20150081637 DEEDWARR
Recvd: 09/25/15 08:33 2 pgs
Fees:13.00 Taxes:44.40

20150925-0097479

Witness my/our hand(s) this the 16th DAY OF SEPTEMBER, 2015.

Kathleen J. Armstrong

Leslie J. Armstrong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHLEEN J. 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of September, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LESLIE J. 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of September, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212