WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150086997 DEEDWARR
Recvd: 10/13/15 10:11 2 pgs
Fees:13.00 Taxes:162.06
20151013-0103949

Y-BR-15-304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

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)
Austin Rogers		
(NAME)	(NAME)	
304 Spring Place	**1233 Otter Creek Rd.**	**128-16-0A-065.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Nashville, TN 37215**	
(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 **AUSTIN ROGERS, MARRIED ,** 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. 65 on the Plan of Section 3, Phase I, Still Spring Hollow 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, 2006 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 recorded in Book 6900, Page (s) 991 and 992.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7963, Page 400 and Book 8179, Page 464, Register's Office for Davidson County, Tennessee.
- By-Laws of Still Spring Hollow Owners Association of record in Book 8294, Page 40, in the Register's Office for Davidson County, Tennessee.
- Charter of Still Spring Hollow Owners Association 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.
- Common Areas of record in Book 8257, Page 634, in the Register's Office for Davidson County, Tennessee.
- Easement for StormWater Detention Agreement of record in Instrument Number 20030220-0022601, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **304 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.

Witness my/our hand(s) this the 9th DAY OF OCTOBER, 2015.

Kathleen J. Armstrong

Kathleen J. Armstrong

Leslie J. Armstrong by Kathleen J. Armstrong, Attorney in fact

Leslie J. Armstrong by Kathleen J. Armstrong, Attorney-in-Fact

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 9th of October, 2015.

Megan Paulus

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, Kathleen J. Armstrong, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LESLIE J. ARMSTRONG, and who acknowledged he/she/they executed the same as the free act and deed of the said LESLIE J. ARMSTRONG.

Witness my hand and official seal, this the 9th of October, 2015.

Megan Paulus

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