WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150088229 DEEDWARR
Recvd: 10/16/15 10:44 2 pgs
Fees:13.00 Taxes:876.90
20151016-0105321

G-VRES-15-01340

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
John M. Armstrong and Raylene Armstrong	**New Owner**	
(NAME)	(NAME)	**126160A66500CO**
1340 Westvale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-6597		
(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 **GEORGIA STERGIOU FORTENBERRY, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN M. ARMSTRONG AND RAYLENE ARMSTRONG, HUSBAND AND WIFE,** 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. 573 on the Plan of Parkview at Riverwalk, Phase 2, a cluster lot development, of record as Instrument Number 20061101-0135728, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Georgia Stegroy Fortenberry, unmarried by Warranty Deed from Spicewood Services Inc., a Tennessee corporation, recorded on the 2nd day of November, 2009 in Instrument No. 20091102-0101158, in the Register's Office of Davidson County, Tennessee. (Said Deed contained an error in the spelling of the grantees name. Correct spelling for the grantee listed on the above referenced deed is Georgia Stergiou Fortenberry).

Georgia Stegroy Fortenberry and Georgia Stergiou are one and the same person.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PARKVIEW AT RIVERWALK, PHASE 2, A CLUSTER LOT DEVELOPMENT, as recorded in Instrument No. 20061101-0135728.
- Covenants, Conditions and Restrictions as set forth in document recorded in Instrument No. 20011105-0121083, Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502.
- Terms and provisions of by-Laws recorded in Instrument No. 20011105-0121083.
- Easements and rights granted to Tennessee Electric Power Company by instrument recorded in Book 751, Page 375 and Book 787, Page 7.
- Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking recorded in Book 4205, Page 194 and Book 4226, Page 715.
- Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement recorded in Book 4257, Page 647.
- Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District by instrument recorded in Book 7526, Pages 315, 318 and 324.
- Declaration of Road & Utilities access easement as set forth in instrument recorded in Instrument No. 20010706-0072536.
- Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010919-0101279, Instrument No. 20021119-0143687 and Instrument No. 20040318-0030734.
- Landscape Agreement as set forth in instrument recorded in Instrument No. 20010919-0101280.
- Charter Right of Way for CSX Transportation Railroad.
- Agreement for Dedication of Public Utilities Easement as set forth in instrument recorded in Instrument No. 20021125-0145984.

- Agreement for Public Utilities Easement as set forth in instrument recorded in Instrument No. 20040812-0097619.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1340 Westvale Drive, Nashville, Tennessee 37221-6597**.

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 15th DAY OF OCTOBER, 2015.

Georgia Stergiou Fortenberry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGIA STERGIOU FORTENBERRY, 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 15th of October, 2015.

Notary Public
My Commission Expires: 03/08/16
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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