BILL GARRETT, Davidson County
Trans:T20150099599 DEEDQC
Recvd: 11/23/15 14:29 2 pgs
Fees:12.00 Taxes:0.00
20151123-0118720

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
James E. Thompson, Affiant
Subscribed and sworn before me this the
23 Day of NOV, 2015.
Abby Gillette, Deputy Register

THIS INSTRUMENT PREPARED BY:
James E. Thompson, Esq.
637 Orlie Young Rd
Crab Orchard, TN 37723
(931)459-2180

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater

for this transfer is $ _____.

_____
Affiant

Subscribed and sworn before me, this _____ day of

_____, 2015.

_____
Notary Public

My Commission Expires _____

After Recording Mail To:
Denise Armstrong
31 Brambleton Court
Crossville, Tennessee 38558

Mail Tax Statements To:
Denise Armstrong
31 Brambleton Court
Crossville, Tennessee 38558

Map-Parcel Number:

104 11 0J003.00

QUIT CLAIM DEED

FOR A GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the Grantor, JAMES ARMSTRONG, does hereby convey and quit claim to his wife, DENISE ARMSTRONG, hereinafter the GRANTEE, her heirs, assigns, any and all interest the Grantor has in and to a certain tract or parcel of land in DAVIDSON COUNTY, TENNESSEE described as follows:

Land in Davidson County, Tennessee, being part of the Plan of Peabody Place Condominium Apartments, as of record in Book 6323, page 188, Register's Office for Davidson County, Tennessee, the part hereby described being:

Unit No. 3 on said Plan as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Peabody Place Condominiums.

Being the same property conveyed to James Armstrong and wife Denise Armstrong by June Francis King, via a Warranty Deed dated November 10, 2006, with June Francis King

reserving a life estate in said property, Instrument Number 20061114-0141025, said Register's Office.

This conveyance is subject to:

1. The Plan of record in Book 6323, page 188, said Register's Office, shows an owners certificate, certain setback lines and certain easements.

2. Liens for any unpaid assessments and/or special assessments.

3. Terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed of Peabody Place Condominium of record in Book 6323, page 188, and Bylaws of Peabody Place Condominium of record in Book 6323, page 173 said Register's Office.

4. Deed of Trust of record in Book 6361, page 511 said Register's Office.

This is improved property known as Unit #3, 2120 Acklen Avenue, Nashville, Tennessee 37212.

The legal description is the same as in the prior deed conveyed to June Francis King, unmarried, from Peabody Place Inc. of record in Book 6361, page 508, said Register's Office.

The information contained herein was furnished by the parties and taken from the previous deed. The preparer of this instrument accepts no responsibility or/liability as to liens, encumbrances, defects in title, or other such matters respecting the validity of the title that would be disclosed by an accurate survey and/or title search.

Dated this 8 day of 10 2015. Denise Armstrong as Power of Attorney

DENISE ARMSTRONG as Power of Attorney for JAMES ARMSTRONG

STATE OF TENNESSEE)
) ss
COUNTY OF CUMBERLAND)

On this 8th of October 2015, before me, a Notary Public, personally appeared **DENISE ARMSTRONG,** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity as Power of Attorney for James Armstrong, and that by her signature on the instrument the person whom executed the instrument.

WITNESS my hand and official seal. Brenda Copeland Notary Public

My Commission Expires 6/4/2019

BRINDA COPELAND
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY