BILL GARRETT, Davidson County
Trans:T20150099599 DEEDQC
Recvd: 11/23/15 14:30 2 pgs
Fees:12.00 Taxes:0.00
20151123-0118722

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
23 Day of NOV, 2015
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 _____) 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:
141-6-D-10.00

QUIT CLAIM DEED

FOR A GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the Grantor, JAMES M. ARMSTRONG, Jr. 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 Unit No. 10 on the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Denise S. Armstrong and James M. Armstrong, Jr., wife and husband by Judith Holladay, an unmarried woman, via a Warranty Deed dated December 1, 2014 of record in Instrument No. 20141204-0111378, Register's Office, Davidson County, Tennessee.

This is an improved property located at 3019 Harpeth Springs Drive, Nashville, TN 37221.

This conveyance is made subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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 POA

DENISE ARMSTRONG as Power of Attorney for JAMES M. ARMSTRONG, Jr.

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. Brinda Copeland Notary Public

My Commission Expires 6/4/2019

BRINDA COPELAND STATE OF TENNESSEE NOTARY PUBLIC CUMBERLAND COUNTY