This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $255,500.00.

Affiant

Subscribed and sworn before me this the 29 day of March 2016.

Notary Public
My commission expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans: T20160025462 DEEDWARR
Recvd: 03/30/16 09:05 2 pgs
Fees: 13.00 Taxes: 945.35
20160330-0029766

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Adam Underwood<br>902 S. 13th Street<br>Nashville, TN 37206 | New Owner | 094-01-0-244.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SARAH R. ARMSTRONG, an unmarried woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ELIZABETH AFFLECK AND ADAM UNDERWOOD, Wife and Husband, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Mabelle Subdivision, of record in Plat Book 547, Page 139, 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 the same property conveyed to Sarah R. Armstrong by Warranty Deed from Amanda Dunham, unmarried, of record in Instrument No. 20130903-0092460, Register's Office for Davidson County, Tennessee, dated August 26, 2013 and recorded on September 03, 2013.

Being also known as 902 S. 13th Street, Nashville, TN 37206.

Subject to all Easements and Restrictions of record.

THIS IS __x___ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 902 S. 13th Street, Nashville, TN 37206.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 29 day of March, 2016.

Sarah R. Armstrong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sarah R. Armstrong, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this the 24th day of March, 2016.

My commission expires:

1/15/17

Notary Public

MARK BELL
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY