Davidson County DEEDWARR
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Fees:23.00 Taxes:1446.70
20160421-0038957

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32927-04-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $391,000.00. Affiant Subscribed and sworn to before me this 20th day of April, 2016. Notary Public My Commission Expires:

GERALD GRIFFITH PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: Weber-Griffith, LLC 900 20th Avenue South, Apt. 1703 Nashville, TN 37212	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 118 09 0 230 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Philip Lee Armbrust, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Weber-Griffith, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 907 Woodmont Blvd., Nashville, TN 37204

This property has never served as the marital residence of Grantor and his current spouse.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

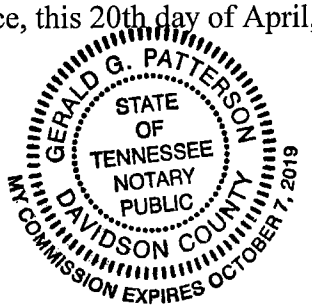
IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of April, 2016.

Philip Lee Armbrust

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Philip Lee Armbrust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of April, 2016.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 1 also referred to as Lot 1N on previous Deeds of record, Map of the First Addition of Woodmont Boulevard Section of Marengo Park, as shown on Plat of Record in Plat Book 974, page 83, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Phillip Armbrust and wife, Jaclyn Armbrust, by deed dated August 31, 2011 from Reed Carlstone and wife Whitney Carlstone, of record in Instrument No. 20110902-0068235, Register's Office for Davidson County, Tennessee. The parties having Divorced by Final Decree of Divorce in Docket No. 14D104, Fourth Circuit Court for Davidson County, Tennessee. Jaclyn Sontag Armbrust conveyed her interest in subject property to Philip Lee Armbrust by Quitclaim Deed dated February 25, 2016 of record in Instrument No. 20160229-0018911, Register's Office for Davidson County, Tennessee. Philip Armbrust and Philip Lee Armbrust are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 118 09 0 230 00.
2. All matters appearing on the Plan of record as Plat Book 974, page 83, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

