WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$135,000.00**

Dorothy I.P. Armstrong
Affiant

Subscribed and sworn to before me, this 20th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 9/20/17
(AFFIX SEAL)

JENNIFER D. STANLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160052535 DEEDWARR
Recvd: 06/21/16 09:29 2 pgs
Fees:13.00 Taxes:499.50
20160621-0062867

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy I.P. Armstrong	New Owner	
(NAME)	(NAME)	(MAP)
3009 Lytle Drive		059-10-0-127.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37218-1724		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Jerry W. Drake, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto Dorothy I.P. Armstrong, hereinafter called Grantee, her heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Section Two, Haynes Estates of record in Plat Book 4175, Page 13, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 62 fronts 74 feet on the Southerly side of Lytle Drive and runs back between parallel lines 144 feet to a dead line in the rear on which it measures 74 feet.

Being the same property conveyed to Jerry W. Drake by Warranty deed from Estate of May E. Pointer, Davidson County Probate, Docket Number 12P-1043, Ramona Wharton, Executrix, Shirley Pointer, Sherry Pointer, Thelma A. Pointer, Ramona Wharton, Wayne Pointer, Arthur Pointer, Robert Pointer, Carolyn Johnson, Philemon Barber, Cshenita Jacob of record in Instrument No. 20160126-0007294 Register's Office for Davidson County, Tennessee.

This is not now nor has it ever been the primary residence of the Grantor.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 3009 Lytle Drive, Nashville, Tennessee 37218-1724

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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 20th day of June, 2016.

Jerry W. Drake

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jerry W. Drake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 20th day of June, 2016.

Notary Public

My Commission Expires: 9/2017

