Davidson County	DEEDWARR
Recvd: 08/30/16 09:55	3 pgs
Fees:18.00 Taxes:1258.00	
20160830-0090533	

WARRANTY DEED

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

B-CP-16-106-T 16507

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 01-06-2020 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew P. Scholz and John M. Scholz **Amy W. Scholz**	NEW OWNER	
(NAME) **106 Forest Place Circle**	(NAME)	**131-05-0C-106.00-CO**
(ADDRESS) **Nashville, TN 37215-3251**	(ADDRESS)	
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES M. ARMSTRONG, III, MARRIED AND DENISE S. ARMSTRONG, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW P. SCHOLZ* AND JOHN M. SCHOLZ AND ~~AND~~ AMY W. SCHOLZ,**** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit: *A single man **Husband and Wife

Land in Davidson County, Tennessee, being a part of the Hillsborough Condominium tract as shown on a plat of record in Book 6250, Page 699, Register's Office for Davidson County, Tennessee, said part hereby conveyed being:

Unit No. 106 on the section plat, as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to the Hillsborough Condominiums, including the Plan and Administrative By-Laws thereunto attached and exhibited of record in Book 6822, Page 721, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James M. Armstrong, III, unmarried and James Armstrong, Jr. and wife, Denise S. Armstrong by Warranty deed from Jack B. Henry, Jr. of record in Instrument No. 20120912-0082623 Register's Office for Davidson County, Tennessee, dated September 10, 2012 and recorded on September 12, 2012. James Armstrong, Jr., having since died on 2/19/2016 leaving his interest in said property to Denise S. Armstrong. Megan Armstrong, spouse of James M. Armstrong, III joins in the execution of this instrument for the purpose of conveying any and all rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 699, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Hillsborough Condominiums of record in Book 6822, Page 721, Register's Office for Davidson County, Tennessee.
- Charter for Hillsborough Condominiums HOA of record in Book 7925, Page 64 amended in Book 8350, page 426, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6566, Page 4 amended in Book 6674, page 583, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Storm water detention agreement of record in Book 6702, Page 330, in the Register's Office for Davidson County, Tennessee.
- Sewer easements of record in Book 6229, Page 484 and Book 4161, page 814, in the Register's Office for Davidson County, Tennessee.
- Deed of conveyance of record in Book 6303, Page 601, in the Register's Office for Davidson County, Tennessee.

- Easement of record in Book 1130, Page 7, Book 4377, page 710, Book 4380, page 710 and Book 4403, page 627, in the Register's Office for Davidson County, Tennessee.
- Resolution of record in Book 7052, Page 19, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6609, Page 864, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **106 Forest Place Circle , Nashville, Tennessee 37215-3251**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 the 26th DAY OF AUGUST, 2016.

James M. Armstrong, III

Denise S. Armstrong by James M. Armstrong, III, as her attorney-in-fact
Attorney in Fact

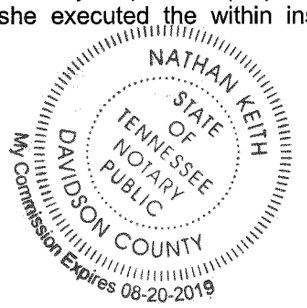
Megan Armstrong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES M. ARMSTRONG, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of August, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES M. ARMSTRONG, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DENISE S. ARMSTRONG, and who acknowledged he/she/they executed the same as the free act and deed of the said DENISE S. ARMSTRONG.

Witness my hand and official seal, this the 26th of August, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEGAN ARMSTRONG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of August, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith