THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33402-12-2016** **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: $269,000.00. Affiant Subscribed and sworn to before me this 19 day of December, 2016. Notary Public My Commission Expires:

PATRICK B. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 4, 2020

WARRANTY DEED

Address New Owner: Andrew Heiser, Meredith Heiser 825 Footpath Terrace Nashville, TN 37221	**Send Tax Bills To:** L&N FEDERAL CREDIT UNION 9203 SMYRNA PARKWAY LOUISVILLE, KY 40229	**Tax Information:** Map and Parcel No.: 156 02 0 195 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, **Emilie Acklen Armstrong and Timothy Lee Armstrong, wife and husband**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Heiser and Meredith Heiser, husband and wife** ("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 825 Footpath Terrace, Nashville, TN 37221

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.

BILL GARRETT, Davidson County
Trans:T20160112686 DEEDWARR
Recvd: 12/21/16 15:12 3 pgs
Fees:18.00 Taxes:995.30
20161221-0134423

IN WITNESS WHEREOF, Grantor has executed this instrument on the ___ day of December, 2016.

Emilie Acklen Armstrong

Timothy Lee Armstrong

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 19th day of December, 2016.

Notary Public

My Commission Expires:

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 756 on the Plan of Section Two Harpeth Woods, as of record in Plat Book 5200, page 280, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Emilie Acklen Armstrong and Timothy Lee Armstrong, wife and husband, by deed dated March 14, 2007 from Paxton Fitts and wife Lacey S. Fitts of record in Instrument No. 20070316-0032447, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, a lien, but not yet due and payable. Map and Parcel No. 156 02 0 195 00.
2. Restrictive covenants contained in an instrument of record in Book 5884, page 840, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 5200, page 280, Register's Office for Davidson County, Tennessee.