#33375

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165697

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 19th day of December, 2016.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires

Davidson County DEEDWARR
Recvd: 12/22/16 11:15 3 pgs
Fees:18.00 Taxes:1258.00
20161222-0134741

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Emilie Acklen Armstrong Timothy Lee Armstrong 6132 Tuliptree Lane Nashville, TN 37221	FTM Bank 50 Franklin Street Clarksville, TN 37040	155-8A-33

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Elizabeth I. Hoffman**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Emilie Acklen Armstrong and Timothy Lee Armstrong Wife and Husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 33, on the Plan of Phase 1, of Poplar Creek Estates record in Plat Book 6250, Page 647, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth Hoffman, married by deed dated January 4, 1999 from Christopher F. Allen and wife, Amanda D. Allen of record in Book 11284, page 522, Register's Office for Davidson County, Tennessee. (Consideration $215,000.00) Pursuant to a Final Decree for Divorce filed in Docket No. 10D-2241, Fourth Circuit Court for Davidson County, Tennessee, Joshua Joseph Hoffman conveyed his interest in subject property to Elizabeth I. Hoffman by Quitclaim Deed dated August 17, 2010 of record in Instrument No. 20100817-0064991, Register's Office for Davidson County, Tennessee. (Consideration $0).

This is ☒ Improved OR ☐ Unimproved property located at: 6132 Tuliptree Lane, Nashville, TN 37221.

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said 2016 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and I do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons

whomsoever. Whenever used, the singular number 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 this 19th day of December, 2016.

Elizabeth I. Hoffman

Elizabeth I. Hoffman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Elizabeth I. Hoffman**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of December, 2016.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Notary Public
My Commission expires: 4-28-19

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, STACY L. THOMAS, 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:

