BILL GARRETT, Davidson County
Trans:T20170009900 DEEDWARR
Recvd: 02/02/17 10:23 2 pgs
Fees:13.00 Taxes:318.20
20170202-0011233

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Affiant

Subscribed and sworn to before me, this 31ST DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/2/2018

(AFFIX SEAL)

DANIEL L. WISCARHOF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colby Armstrong	Colby Armstrong	04309032800
	(NAME)	
2007 Carver Drive	2007 Carver Drive	
(ADDRESS)	(ADDRESS)	
Greenbrier, TN 37073	Greenbrier, TN 37073	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we AHN Develop Nashville, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Colby Armstrong, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WEST PARTS LOTS NOS. 9 AND 10 OF BLOCK "K" ON THE PLAN OF WOODLAWN ESTATES, OF RECORD IN PLAT BOOK 843, PAGE 82, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SAID PARTS OF LOTS NOS. 9 AND 10 OF BLOCK "K" ADJOIN AND FRONT TOGETHER 56 FEET ON THE EAST SIDE OF BIXLER AVENUE AND EXTEND BACK BETWEEN PARALLEL LINES 200 FEET TO A LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO AHN DEVELOP NASHVILLE, LLC BY WARANTY DEED FROM IDEAL SOLUTIONS, LLC, DATED DECEMBER 19, 2016 AND FILED IN INSTRUMENT NUMBER 20161220-0133608, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
THIS CONVEYANCE IS SUBJECT TO 2017 TAXES AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 404 Bixler Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 31st day of January, 2017.

WARRANTY DEED
(Continued)

AHN Develop Nashville, LLC

BY: _____, member
Ashley Nelson, Member

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned Notary Public, personally appeared Ashley Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Member of AHN Develop Nashville, LLC., the within named bargainor, a limited liability company, and that such Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the AHN Develop Nashville, LLC, as Member.

Witness my hand and official seal, at office, on this the 31st day of Janaury, 2017.

_____
Notary Public



My commission expires: _____

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072