BILL GARRETT, Davidson County
Trans:T20170028403 DEEDWARR
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Fees:13.00 Taxes:703.00
20170404-0032961

This instrument prepared by:
Martha Brooke Perry, Attorney
BALTHROP, PERRY,
NOE & NEWCOMB
An Association of Attorneys
102 Boyd St, PO Box 82
Ashland City, TN 37015

William Armstrong

TO: Leigh Ann Cook
6611 Harpeth Bend Ct
Pegram, TN 37143

MAP & PARCEL:
102-04-0-200.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, I, William Armstrong, Grantor herein; have bargained and sold and by these presents do convey unto Leigh Ann Cook, Grantee herein, her successors and assigns, the following described property:

LAND in Davidson County, Tennessee, being Lot No. 769, Charlotte Park Subdivision, Section 22, as of record in Book 3700, page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 769 fronts 78 feet on the northeasterly side of Mercomatic Drive and runs back 117.8 feet on the northwesterly line and 153.5 feet on the southeasterly line to a broken line in the rear measuring 81.8 feet on the thereon.

BEING the same property conveyed to William Gary Armstrong and wife, Barbara Jean Armstrong from Jesse E. Fox and wife, Peggy J. Fox by deed dated July 2, 1991 of record at Book 8389, page 472, Register's Office of Davidson County, Tennessee. Barbara Jean Armstrong having since died, vesting title in William Gary Armstrong as surviving tenant by the entirety.

This conveyance is subject to the lien of 2017 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to Restrictions for Charlotte Park, Section 22, of record in Book 4017, page 699, Register's Office of Davidson County, Tennessee;Restrictive Covenants for H.E. Winkler Tract of record at Book 1807, page 241, said Register's Office; Easements referenced in deed of record at Record Book 4240, page 993, said Register's Office; Easements granted to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record at Book 4016, page 876 and at Book 4010, page 46, said Register's Office; Sewer System Agreement granted to City of Nashville of record at Book 2593, page 566, said Register's Office; Flowage Easement granted to United States of America of record at Book 2142, page 313, said Register's Office; Utility Easement granted to The Tennessee Electric Power Company of record at Book 787, page 10, said Register's Office; and all other matters of record.

This is improved property known as 504 Mercomatic Drive, Nashville, TN 37209.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, her successors and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 31 day of March, 2017.

William Armstrong

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, William 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 executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 31st day of March, 2017.

NOTARY PUBLIC

My commission expires: 7/25/17

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Affiant

SWORN to and subscribed before me,

this the 31st day of March, 2017.

NOTARY PUBLIC

My commission expires: 7/25/17

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY