BILL GARRETT, Davidson County
Trans:T20170044863 DEEDWARR
Recvd: 05/26/17 08:27 2 pgs
Fees:13.00 Taxes:444.00
20170526-0052449

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me, this 22ND DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SUE ROBINSON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-26-2021

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Aaron Armstrong and wife, Jacqueline Armstrong	John & Jacqueline Armstrong (NAME)	
1520 Hunters Lane (ADDRESS)	1520 Hunters Lane (ADDRESS)	032-00-0-043-00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (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 Patsy Anne Jackson, a single person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John Aaron Armstrong and wife, Jacqueline 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:

PROPERTY LOCATED AT 1520 HUNTERS LANE IN NASHVILLE, 3RD COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE. BEING SHOWN AS PARCEL 43.00 ON DAVIDSON COUNTY PROPERTY MAP 32, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY CRENSHAW LAND SURVEYING, P.L.L.C., WILLIAM E. CRENSHAW, R.L.S. #2395, DATED DECEMBER 7, 2015, AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE NORTHERLY RIGHT-OF-WAY OF HUNTERS LANE AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT. SAID PIN BEING THE SOUTHWEST CORNER OF THE JOHN FRANKLIN HAYES ET UX PROPERTY OF RECORD IN DB 4268, PG. 744, R.O.D.C., TN. THENCE, FROM SAID POINT OF BEGINNING, ALONG THE NORTHERLY RIGHT-OF-WAY OF HUNTERS LANE, 25 FEET FROM THE CENTERLINE, NORTH 82 DEGREES 52 MINUTES 58 SECONDS WEST - 245.53 FEET TO A POINT IN THE CENTER OF A CREEK. SAID POINT BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND SOUTHEAST CORNER OF THE FRANCOISE BLANPAIN PROPERTY OF RECORD IN INSTRUMENT NUMBER 20121001-0089205, R.O.D.C., TN. THENCE, LEAVING THE RIGHT-OF-WAY OF HUNTERS LANE, WITH THE EASTERLY LINE OF BLANPAIN AND WITH THE CENTER OF SAID CREEK THE FOLLOWING CALLS: NORTH 25 DEGREES 01 MINUTES 13 SECONDS EAST - 38.61 FEET TO A POINT; THENCE NORTH 25 DEGREES 35 MINUTES 42 SECONDS EAST - 86.387 FEET TO A POINT; THENCE NORTH 35 DEGREES 28 MINUTES 51 SECONDS EAST - 79.74 FEET TO A POINT; THENCE NORTH 03 DEGREES 53 MINUTES 40 SECONDS EAST - 51.86 FEET TO A POINT; THENCE 50 DEGREES 03 MINUTES 30 SECONDS WEST - 62.31 FEET TO A POINT; THENCE NORTH 34 DEGREES 32 MINUTES 48 SECONDS EAST - 50.68 FEET TO A POINT; THENCE 05 DEGREES 18 MINUTES 00 SECONDS WEST - 48.90 FEET TO A POINT, THENCE 32 DEGREES 16 MINUTES 34 SECONDS WEST - 87.36 FEET; THENCE NORTH 45 DEGREES 26 MINUTES 35 SECONDS EAST - 17.30 FEET TO A POINT; THENCE NORTH 50 DEGREES 07 MINUTES 07 SECONDS WEST - 34.36 FEET TO A POINT; THENCE NORTH 16 DEGREES 13 MINUTES 19 SECONDS WEST - 60.25 FEET TO A POINT; THENCE NORTH 46 DEGREES 45 MINUTES 13 SECONDS WEST - 21.25 FEET TO A POINT; THENCE NORTH 25 DEGREES 55 MINUTES 04 SECONDS EAST - 81.05 FEET TO A POINT; THENCE NORTH 26 DEGREES 11 MINUTES 34 SECONDS WEST - 64.93 FEET TO A POINT, THENCE NORTH 40 DEGREES 33 MINUTES 27 SECONDS WEST - 116.65 FEET TO A POINT IN THE CENTER OF SAID CREEK AND THE SOUTHERLY LINE OF THE GLORIA E. M. MARTIN, TRUSTEE PROPERTY OF RECORD IN INSTRUMENT NUMBER 20021030-0132807, R.O.D.C., TN. THENCE, LEAVING SAID CREEK, ALONG WITH SOUTHERLY LINE OF MARTIN, SOUTH 87 DEGREES 17 MINUTES 45 SECONDS EAST 290.32 FEET TO A FENCE CORNER IN THE EASTERLY LINE OF HAYES, AFOREMENTIONED. THENCE, WITH THE WESTERLY LINE OF HAYES, SOUTH 04 DEGREES 15 MINUTES 00 SECONDS WEST - 779.47 FEET TO THE POINT OF BEGINNING, CONTAINING 3.44 ACRES, MORE OR LESS.

WARRANTY DEED
(Continued)

BEING THE SAME PROPERTY CONVEYED TO PATSY ANNE JACKSON, A SINGLE PERSON BY WARRANTY DEED FROM CHRIS MILENDER OF RECORD IN INSTRUMENT NO. 20160125-0006845 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 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 1520 Hunters Ln , Nashville, TN 37207-1110
(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 22nd day of May, 2017.

Patsy Anne Jackson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patsy Anne Jackson, a single person, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of May, 2017.

Notary Public

My Commission Expires: 1-26-2021

(SEAL)

SUE ROBINSON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2021

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072