BILL GARRETT, Davidson County
Trans:T20170048123 DEEDWARR
Recvd: 06/06/17 14:54 2 pgs
Fees:13.00 Taxes:735.93
20170606-0056658

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176261

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $198,899.00

Affiant

Subscribed and sworn to before me, this the 1st day of June, 2017.

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 01-06-20

RETURN TO:
BANKERS TITLE
3310 West End Ave., Suite 540
Nashville, Tennessee 37203

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Paschal U Ike 1717 23rd Ave North Nashville, TN 37208	New Owner	081-10-244.00

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, We, **Annie L. Armstrong, widow and Gwen L. Sanders, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Paschal U. Ike, unmarried**, 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:

Being Lot No. 377 on the Plan of J.M., T.J. and G.W. Harding's Addition, as of record in Book 21, Page 80, Register's Office for said County.

Said Lot No. 377 fronts 50 feet on the Westerly side of 23rd Avenue, North, formerly Lealand Street, and runs back between parallel lines 189 feet to an alley.

Being the same property conveyed by Quitclaim Deed to Annie L. Armstrong from Glenn L. Bridgewater and Dianna G. Armstrong, dated April 11, 2017, recorded May 10, 2017, of record in Instrument No. 20170510-0046566 andfurther being the same property conveyed by Quitclaim Deed from Annie L. Armstrong, a widow to Gwen L. Sanders, Glenn L. Bridgewater and Dianna G. Armstrong, as recorded on the 4th day of January, 2017 in Instrument No. 20170104-0000840; Quitclaim Deed from Gwen L. Sanders, Glenn L. Bridgewater & Diana G. Armstrong to James P. Armstrong & Annie L. Armstrong, as recorded on the 11th day of October, 2012 in Instrument No. 20121011-0093101; Quitclaim Deed from James P. Armstrong & Annie L. Armstrong to Gwen L. Sanders, Glenn L. Bridgewater & Diana G. Armstrong, as recorded on the 20th day of May, 2008 in Instrument No. 20080520-0051648 and Warranty Deed from Annie H. McCarthy, unmarried to James Armstrong and wife, Annie Lee Armstrong, as recorded on the 1st day of May, 1957 in Deed Book 2645, Page 329, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: 1717 23rd Ave North, Nashville, TN 37208

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 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. 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 1st day of June, 2017.

X _____
Annie L Armstrong

X _____
Gwen L Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Annie L Armstrong and Gwen L Sanders**, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of June, 2017.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020

_____
Notary Public
My Commission expires: _____