Bill Garrett Davidson County
Batch# 18214 DEEDWARR
10/25/2017 02:44:59 PM 3 pgs
Fees: $18.00 Taxes: $499.50
20171025-0109584

This Instrument Prepared By
Murfree & Goodman, PLLC, Attorneys
805 S. Church Street, Suite 21
Murfreesboro, Tennessee 37130

Name and Address of New Owner:
David Armstrong
2999 Smith Springs Road, Apt 128K
Nashville, TN 37217

Send Tax Bills To:
SAME

Map and Parcel Numbers:
150-01-0-133.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN THE CONSIDERATION of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **JAVON CORP**, has this day bargained and sold and does hereby transfer and convey unto **DAVID ARMSTRONG**, a single man, his heirs and assigns, forever, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> BEING Lot No. 40, on the Plan of Section VIII, Edge-O-Lake Estates, of record in Book 3700, page 101, Register's Office for Davidson County, Tennessee.
>
> Said Lot fronts 142.23 feet on the west side of Rural Hill Circle and runs back 172.23 feet on the northerly line and 154.42 feet on the south line to a point in the rear.
>
> Being part of the same property conveyed to Javon Corp from Denay Payton and husband, Sam Payton by Quitclaim Deed dated March 16, 2006 of record in Instrument number 20060320-0031770, said Register's Office.
>
> This conveyance is made subject to all matters, restrictions, covenants, easements and setback lines that are applicable to the above-described property, any and all matters of record, any and all applicable ordinance and regulations to all zoning restrictions in said Register's Office or otherwise, and is further suggested to any and all applicable zoning classification, regulation or other land use of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantee(s), his successors and assigns, forever.

The undersigned covenants with said grantee that they are lawfully seized and possessed of said real estate; that they have a good and lawful right to convey the same and that the same is unencumbered, except the 2017 property taxes, which have been prorated between the parties.

WITNESS THE HANDS of the undersigned on this the 19 day of October, 2017.

JAVON CORP

BY: Sam Payton
SAM PAYTON, President

BY: Denay G. Payton
DENAY G. PAYTON, Secretary

STATE OF NC
COUNTY OF Johnston

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named **SAM PAYTON** as President of JAVON CORP, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 19 day of October, 2017.

Lara Kline
Notary Public

My commission expires: 9-21-19.

LARA KLINE
Notary Public
Johnston Co., North Carolina
My Commission Expires Sept. 21, 2019

STATE OF NC
COUNTY OF Johnston

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named **DENAY G PAYTON** as Secretary of JAVON CORP, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 19 day of October, 2017.

Lara Kline
Notary Public

My commission expires: 9-21-19.

LARA KLINE
Notary Public
Johnston Co., North Carolina
My Commission Expires Sept. 21, 2019

STATE OF Tennessee
COUNTY OF Rutherford

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $135,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 20th day of October, 2017.

Notary Public

My commission expires: 06/28/2021

BECKY A. PERRICONE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires