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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180114619** Bill Garrett Davidson County Batch# 54799 **DEEDWARR** 02/05/2018 09:26:58 AM 2 pgs Fees: $13.00 Taxes: $2,405.00 20180205-0011189	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me, this 31st day of January, 2018. Notary Public My Commission Expires: ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner: Mark R. Armour and Elizabeth A. Armour 1105 Stonewall Drive Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13116003400

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 of which is hereby acknowledged, **Joan Link Armour, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark R. Armour and Elizabeth A. Armour, husband and wife as joint tenants with the full rights of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 8, Block "A" on the Map of the First Addition to Gateway Acres, as of record in Book 1424, Page 9, Register's Office for said county, and described as follows:

Beginning at a point in the southerly margin of Stonewall Drive, at the common corner of Lots 8 and 9; thence with the line between said lots, southerly 234.4 feet to the northerly line of Lot 7; thence with the line between Lots 7 and 8, Easterly 229.8 feet to the westerly margin of Clendenin Road; thence with the margin of said road, northerly 220.7 feet to the beginning of a curve; thence around said curve, northwesterly 37.1 feet to a point in the southerly margin of Stonewall Drive; thence with the margin of the same, westerly 170.4 feet to a point, and continuing with the margin of said drive, westerly, along a slight curve, 35.1 feet to the beginning.

Being the same property conveyed to Lloyd R. Armour and wife, Joan Link Armour by Warranty deed from Ann C. Sanders, unmarried of record in Book 3708, page 517, Register's Office for Davidson County, Tennessee, dated April 14, 1964 and recorded on April 16, ,1964. (Value or consideration shown in aforementioned deed $10.00.)

Lloyd R. Armour having since died on November 14,2003.

Being also known as 1105 Stonewall Drive Nashville, Tennessee 37220.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment.
Rights of claims and parties in possession not shown by the public records.
Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
Taxes or special assessments which are not shown as existing liens by the public records.
Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
Easements or claims of easements not shown by the Public Records.
If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.
Taxes for the year 2017, a lien due and payable, but not delinquent.
Taxes for the year 2018, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 1424, Page 9, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 10966, Page 402, and Book 1300, Page 211, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 1105 Stonewall Drive Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 31st day of January, 2018.

Joan Link Armour

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joan Link Armour, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2018.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021