WARRANTY DEED

Bill Garrett Davidson County
Batch# 69540 DEEDWARR
03/15/2018 10:25:34 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20180315-0024392

File No. RW0003838

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 8.17.19
(AFFIX SEAL)

RENNA ANN WALTERS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alex. Hughes	New Owner	094-02-0B-010.00-CO
(NAME) 1807B Sevier St	(NAME)	
(ADDRESS) Nashville, TN, 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **David Eddins Armstrong II and wife, Anne Hill Armstrong,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alex Hughes, unmarried,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 10 of Sevier Park, as shown on the plat attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Sevier Park, of record in Instrument No. 20140404-0028375, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to David Eddings Armstrong, II, an unmarried man by Warranty Deed from Garafola Properties LLC, recorded November 22, 2016 in Instrument No. 20161122-0123444, in the Register's Office for Davidson County, Tennessee.

David Eddings Armstrong, II has since married Anne Hill Armstrong. Anne Hill Armstrong joins herein to convey any and all rights, title and/or interest she may have in said property by virtue of her marriage to David Eddins Armstrong, II.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1807B Sevier St, Nashville, TN 37206

(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 hand this 12th day of March, 2018.

David Eddins Armstrong, II

Anne Hill Armstrong by
David Eddins Armstrong, II Attorney in Fact

Anne Hill Armstrong by
David Eddins Armstrong, II Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Eddins Armstrong II, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 12th day of March, 2018.

RWalters
Notary Public

My commission expires: 8.17.19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared David Eddins Armstrong, II, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Anne Hill Armstrong, and who acknowledged that he/she executed the same as the free act and deed of the said Anne Hill Armstrong, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument No. 20180315-0024391, said Register's Office.

Witness my hand and official seal this 12 day of March, 2018.

RWalters
Notary Public

My commission expires: 8.17.19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206