Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 76890 **DEEDWARR**
04/06/2018 11:29:16 AM 2 pgs
Fees: $13.00 Taxes: $943.13

20180406-0032480

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0159

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Daniel Armstrong and Megan Armstrong	New Owner	#08511003700
(NAME) 220 Danyacrest Dr.	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifty-Four Thousand Nine Hundred And No/100 Dollars ($254,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CAROL CONNELLAN HARPER AND WILLIAM FRANCIS CONNELLAN, JR., HEIRS OF THE ESTATE OF DOROTHY M. CONNELLAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel C. Armstrong and Megan J. Armstrong, husband and wife

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. 110 on the Plan of Stanford Country Club Estates, Section Three, as of record in Book 2900, Page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 110 fronts 103 feet on the southerly side of Danyacrest Drive and runs back 173.02 feet on the westerly line and 151.96 feet on the easterly line, to a dead line in the rear on which it measures 85.06 feet.

Being the same property conveyed to William F. Connellan and wife, Dorothy M. Connellan by deed from Carl Batson and wife, Bettye H. Batson, of record in Book 3075, Page 547, dated June 10, 1960, Register's Office for said County. The said William F. Connellan died April 28, 2008 and title vested in Dorothy M. Connellan, as surviving tenant by the entirety. The said Dorothy M. Connellan died intestate on March 23, 2016, leaving as Sole Heirs the Grantors herein. See also Affidavit of Heirship of record in Instrument 20160629-0066579, said Register's Office.

This conveyance is subject to Restrictions of record in Book 3026, Page 310, amended in Book 3075, Page 186, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 67, said Register's Office.

The signature of William Francis Connellan, Jr. is signed by his/her duly appointed Attorney-in-Fact, Carol Connellan Harper, pursuant to the Power of Attorney of record in Instrument 20180406-0032479, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 220 Danyacrest Dr., Nashville, TN 37214
(House No.) (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 our hands this 27th day of March, 2018.

Carol Connellan Harper
Carol Connellan Harper

William Francis Connellan, Jr. by Carol Connellan Harper
William Francis Connellan, Jr.
By: Carol Connellan Harper, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carol Connellan Harper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this March 27, 2018.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Carol Connellan Harper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of William Francis Connellan, Jr., as his/her/their Attorney in Fact as the free act and deed of the within named William Francis Connellan, Jr..

Witness my hand and official seal at Nashville, Tennessee, the March 27, 2018.

My Commission Expires: 5/3/20

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.