Bill Garrett Davidson County
Batch# 107866 DEEDWARR
06/25/2018 12:30:56 PM 2 pgs
Fees: $13.00 Taxes: $140.60
20180625-0061019

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2018060006

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $38,000.00

Sworn to and subscribed before me this 22nd day of June, 2018.

Affiant

Notary Public
exp 5-6-19

BROOKE SHOAF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMM...

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Javier Martinez 508 Long Leaf Ct. Nashville, TN 37207	Javier Martinez 508 Long Leaf Ct Nashville, TN 37207	009-00-0-244.00

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 Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Amanda Armstrong, f/k/a Amanda Schuiteboer, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Javier Martinez, unmarried** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Final Plat Armstrong Acres Subdivision of record in Plat at Instrument No. 20120606-0049572, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Betty Joyce Cooper trustee U/A/D June 26, 2000 of the Cooper Revocable Living Trust Agreement and any Successors in Trust and any amendments thereto by Quitclaim deed from Betty Richardson Armstrong, Individually of record in Instrument No. 20090617-0056267 Register's Office for Davidson County, Tennessee, dated June 26, 2000 and recorded on June 17, 2009. The said Betty Joyce Cooper having since died 12/14/2008.

Being the same property conveyed to Amanda Schuiteboer by Quticliam deed from John H. Armstrong, III as successor trustee to Betty Joyce Cooper, Deceased of the Cooper Revocable Living Trust U/A/D/ June 26, 2000 of record in Instrument No. 20140814-0073301 Register's

Office for Davidson County, Tennessee, dated July 25, 2014 and recorded on August 14, 2014. The said Amanda Schuiteboer having since divorced is now known as Amanda Armstrong.

Said property is vacant land and is not now nor ever has been the principal residence of the grantor.

This is unimproved property known as **7716 Greenbrier Rd., Joelton, TN 37080.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 21st day of June, 2018.

Amanda Armstrong fka Amanda Schuiteboer

Amanda Armstrong f/k/a Amanda Schuiteboer

State of Michigan
County of Allegan

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Amanda Armstrong f/k/a Amanda Schuiteboer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of June, 2018.

VICTOR HUI-WEE
NOTARY PUBLIC, STATE OF MI
COUNTY OF KALAMAZOO
MY COMMISSION EXPIRES Feb 18, 2023
ACTING IN COUNTY OF Allegan

Notary Public

STATE OF MICHIGAN NOTARY PUBLIC VICTOR HUI-WEE