Name and Address of New Owner:
Allen Armstrong and Vivian Armstrong
601 Old Hickory Blvd Unit 75
Brentwood, TN 37027

Send Tax Statements To:
Same as
new owner

Record and Return To:
Limestone Title & Escrow, LLC
522 B Brandies Circle
Suite 1
Murfreesboro, TN 37128

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-18050635

Map and Parcel: 171 03 0B 271.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alan W. Moltz, Trustee of the Alan W. Moltz Living Trust**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Allen Armstrong and Vivian 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:

Land in Davidson County, Tennessee, and being all of Unit No. 33, A Horizontal Property Regime (Private Element) Phase Two, Section Seven, Townhomes of Fredericksburg, according to survey and plat of same appearing of record in Book 9700, page 957, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said unit.

Being the same property conveyed to Alan W. Moltz Living Trust Revocable Trust by Quitclaim Deed filed for record on October 28, 2008 in Instrument Number 20081028-0107443, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Fredericksburg of record in Book 8920, page 65 and as amended Book 500, page 393, Book 9860, page 840, Book 7798, page 843, Book 10224, page 683, Book 10294, page 850, Book 10453, page 931, Book 10694, page 541, Book 10126, page 435, Book 10224, page 683, Book 10393, page 11, Book 10628, page 517, Book 11550, page 531, Book 11682, page 75, Book 10895, page 778, Instrument Number 20000718-0070558 and Instrument Number 20050705-0076596, said Register's Office; All matters as set forth per Book 9700, page 957, said Register's Office; HOA Charter of record in Book 8920, page 40, said Register's Office; All matters of PUD Boundary Plat as set forth per Book 7900, page 509, said Register's Office; By-Laws of Fredericksburg Homeowners Association, Inc. of record in Book 8920, page 45 and as amended in Book 10694, page 539, said Register's Office; By-Laws of The Townhomes of Fredericksburg Homeowners Association, Inc. of record in Book 10126, page 486 and as amended in Book 10275, page 959 and Book 11550, page 554, said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7993, page 269 and Book 9698, page 124, said Register's Office; Quitclaim Deed to HOA for common area of record in Book 11753, page 208 and amenities area in Book 9443, page 538, said Register's Office; Dedication of Site Drainage Easement of record in Book 10012, page 756, said Register's Office; Charter for Townhome Association of record in Book 10126, page 430 and Book 11550, page 529, said Register's Office; All matters including but not limited to a water main easement of record in Book 9698, page 81 and Book 9698, page 124, said Register's Office; Cable Television Easement and Maintenance Agreement of record in Instrument Number 20000516-0049387, said Register's Office; Easement to BellSouth Telecommunications, Inc. of record in Book 10709, page 143, said Register's Office; Stormwater Detention Agreement of record in Book 10357, page 920, said Register's Office; All matters including but not limited to a permanent easement for a drainage facility set out in Book 7851, page 712, said Register's Office; Dedication of Site Drainage Easement of record in Book 10012, page 756, said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 7358, page 643, said Register's Office.

Bill Garrett Davidson County
Batch# 112706 **DEEDWARR**
07/05/2018 10:06:20 AM 2 pgs
Fees: $13.00 Taxes: $936.84
20180705-0065012

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 601 Old Hickory Blvd Unit 75, Brentwood, TN 37027

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 assigns, 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 hand this 28th day of June, 2018.

Alan W. Moltz, Trustee of the Alan W. Moltz Living Trust Revocable Trust

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Alan W. Moltz, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Trustee of Alan W. Moltz Living Trust and that he as such Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th of June, 2018.

JOHN PARKER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 11-20-21

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or ~~value of~~ the property transferred, whichever is greater, is $253,200.00.

Affiant Signature

Subscribed and sworn to before me, this 28th day of June, 2018.

KATHERINE WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD Exp. 4-13-2022

Notary Public
My Commission Expires: 4-13-22