WARRANTY DEED

J-DD-18-7710-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-3-22

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Danny Dean	**New Owner**	
(NAME)	Bill Garrett Davidson County Batch# 119402 **DEEDWARR** 07/23/2018 03:38:05 PM 2 pgs Fees: $13.00 Taxes: $141.52	**9-243.00**
1027 Garland Hollow Rd.		
(ADDRESS)	20180723-0071737	
Pegram, TN 37143		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMBER ARMSTRONG, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANNY DEAN, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Armstrong Acres Subdivision, as shown on plat of record in Instrument No. 20120606-0049572, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Amber Armstrong by Quitclaim 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, recorded August 14, 2014 in Instrument No. 20140814-0073299; further being a portion of the same property conveyed to Betty Joyce Cooper, Trustee, and any Successor Trustees thereto, of the Cooper Revocable Living Trust Agreement U/A/D June 26, 2000, by Quitclaim Deed from Betty Richardson Armstrong a/k/a Betty Joyce Cooper, recorded June 16, 2009 in Instrument No. 20090617-0056267; further being a portion of the same property conveyed to John Henry Armstrong, Jr. and wife, Betty Richardson Armstrong, by Quitclaim Deed from John Henry Armstrong, Jr. and wife, Betty Richardson Armstrong, recorded May 1, 1973 in Book 4703, Page 74, (the said John Henry Armstrong, Jr. having died on March 29, 1999) and further being a portion of the same property conveyed to John Henry Armstrong, Jr. by Deed from James Lowe Armstrong, recorded May 1, 1973 in Book 4703, Page 67, Register's Office for Davidson County, Tennessee.

**Said property is not the primary residence of the Grantor or Grantee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Instrument No. 20120606-0049572, Register's Office for Davidson County, Tennessee.
- Subject to 2018 Property Taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7710 Greenbrier Road, Joelton, Tennessee 37080**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 20th DAY OF JULY, 2018.

Amber Armstrong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 20th of July, 2018.

Notary Public
My Commission Expires:
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212