Bill Garrett Davidson County
Batch# 123463 DEEDWARR
08/01/2018 02:17:31 PM 2 pgs
Fees: $13.00 Taxes: $199.80

20180801-0075227

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2018.

NOTARY PUBLIC: Susan Lindsley Newton

MY COMMISSION EXPIRES: 9-7-21
(AFFIX SEAL)

SUSAN LINDSLEY NEWTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2021

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Jarreau Humphrey and Austin Chase Humphrey 104 Legion Drive Old Hickory, TN 37138	NEW OWNER	053-16-102.00

For and in 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, we,

Phillip H. Armstrong and wife, Hallie J. Armstrong

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Lauren Jarreau Humphrey and husband, Austin Chase Humphrey

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 the northeasterly part of Lot No. 7 and the northwesterly part of Lot No. 8 on the unrecorded Plan of Life & Casualty Insurance Company's Subdivision, near Old Hickory, described according to a copy of a survey thereof by W.H. Blanchard, Civil Engineer, March 20, 1946, as follows:

Beginning at a point in the center line of Hopewell Road, which point is 1143.3 feet west of the westerly line of the Tennessee Central Railroad right-of-way, is measured along the center line of Hopewell Road if extended straight to the westerly margin of said right-of-way; thence with the center line of Hopewell Road, westerly 123 feet to a point in the said road opposite a fence line; thence southerly along said fence line 186 feet to a point, being also along the east line of the Baker Land; thence easterly 118.5 feet; thence northerly 186 feet to the point of beginning.

Being the same property conveyed to Phillip H. Armstrong and wife, Hallie J. Armstrong by Deed from Michael E. Tayes, married and Patricia Tayes Carr, married dated February 17, 2011 of record in Instrument Number 20110301-0016356, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is property known as: **104 Legion Drive, Old Hickory, TN 37138**
(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 hand(s) this 30th day of July, 2018.

Phillip H. Armstrong

Hallie J. Armstrong

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Phillip H. Armstrong and Hallie J. Armstrong, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2018.

NOTARY PUBLIC

My Commission Expires: 9-7-21

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076