Karen Y Johnson Davidson County
Batch# 147519 DEEDWARR
10/02/2018 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20181002-0097416

WARRANTY DEED

BLAKE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 283554

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-11-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division, , 121 1st Ave South Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles D. Armour	New Owner	14203006900
(NAME)	(NAME)	
469 Saddle Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 considerations, the receipt of which is hereby acknowledged, **I, Diana Lynn Olphie, as Trustee of The Diana Lynn Olphie Living Trust, U/A dated October 4, 2013,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Charles D. Armour and Linda A. Armour, husband and wife,** hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 307 on the Plan of Walnut Hill Manor, Section 1, of record in Book 4460, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Daniel John Olphie, III and wife, Diana Lynn Olphie by Warranty Deed from Arthur C. Fleischer and wife, Leona S. Fleischer, dated January 15, 1988 and recorded January 20, 1988 of record in Book 7452, Page 201, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Diana Lynn Olphie by Quitclaim Deed from Daniel John Olphie, III, dated March 13, 1993 and recorded March 17, 1993 of record in Book 8889, Page 928, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Diana Lynn Olphie, as Trustee of The Diana Lynn Olphie Living Trust, U/A dated October 4, 2013 by Quitclaim Deed from Diana Lynn Olphie, dated January 13, 2017 and recorded January 31, 2017 of record in Instrument No. 20170131-0010252, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters shown on the plat of record in Plat Book 4460, Page 108, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, restrictions and easements, if any, recorded as Book 4643, Page 946 and Amended Book 5057, Page 885 and Modification Book 5440, Page 138, Register's Office for Davidson County, Tennessee.SearchLegal

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.

unimproved ☐

This is improved ☒ 469 Saddle Drive, Nashville, TN 37221

(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 GRANTEE(S), his/her/their 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), his/her/their 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 hand this 1st day of October, 2018.

Diana Lynn Olphie, Trustee

Diana Lynn Olphie, Trustee

State of Tennessee

County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Diana Lynn Olphie, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Trustee of The Diana Lynn Olphie Living Trust, U/A dated October 4, 2013 and that she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Trustee.

WITNESS my hand and seal this 1st day of October, 2018.

Notary Public: Blake Reynolds

My Commission Expires: 7-11-22

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

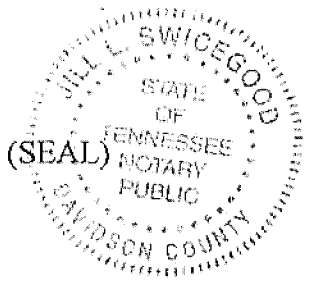
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900