Warranty Deed

Karen Johnson Davidson County Batch# 243326 **DEEDWARR** 06/14/2019 09:05:26 AM 2 pgs Fees: $13.00 Taxes: $1,184.00 20190614-0057213	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $320,000.00. Affiant Subscribed and sworn to before me, this the 12th day of June, 2019. Notary Public My commission expires: 4-24-23

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Terrance Vanlier	First Bank	059-15-0-172.00
652 Moormans Arm Road	318 Seaboard Ln #205	
Nashville, TN 37207	Franklin TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AARON ARMSTRONG AND JENNIFER OWENS ARMSTRONG, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TERRANCE VANLIER, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, being Lot No. 206 on the Plan of Haynes Manor, Section 2, of record in Book 3700, Page 88, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 206 fronts 75 feet along the Northwesterly margin of Moorman's Arm Road and runs back 137.5 feet on the Southwesterly line and 138.0 feet on the Northeasterly line to a line at the rear measuring 75 feet thereon.

Being the same property conveyed to Lewis B. Phillips and wife, Lillie D. Phillips by Warranty Deed from Bobby Joe Halliburton and wife, Marilyn Halliburton of record in Book 5275, Page 11, Register's Office for Davidson County, Tennessee, dated April 18, 1978 and recorded on April 19, 1978.

Said Lewis B. Phillips died July 06, 2002, leaving Lillie D. Phillips, sole surviving tenant by the entirety.

Being the same property conveyed to Aaron Armstrong, a married man by Warranty Deed from Lillie D. Phillips, unmarried of record in Instrument No. 20180205-0011526, Register's Office for Davidson County, Tennessee, dated February 2, 2018 and recorded on February 5, 2018

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Being the same property conveyed to Aaron Armstrong and Jennifer Owens Armstrong, husband and wife by Quitclaim deed from Aaron Armstrong, married of record in Instrument No. 20181211-0120658 Register's Office for Davidson County, Tennessee, dated December 07, 2018 and recorded on December 11, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 652 Moormans Arm Road, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of June, 2019.

Aaron Armstrong

Jennifer Owens Armstrong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 12th day of June, 2019.

Notary Public

My Commission Expires: 5-2-22

BRANDON MILLER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-02-2022