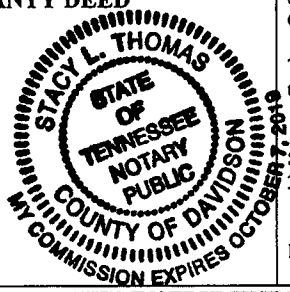
34860

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,495,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2019.

Notary Public

My commission expires: October 7, 2019

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 257993 DEEDWARR
07/17/2019 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $5,531.50
20190717-0069925

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James Armistead Chelsea Armistead	OWNERS	Map 117-13-0-B Parcel 172.00co
809 Foster Hill	809 Foster Hill	
Nashville, TN 37215	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Meeting of the Rivers, LLC, a Texas limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Armistead and Chelsea Armistead, 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, being Lot No. 809 on the Final Plat of Abbottsford, Phase 2, a Planned Unit Development, Revision One, Plat of Correction of record in Instrument No. 20020305-0027572 revising Instrument No.20010502-0044874 and further corrected in Instrument No. 20020828-0104512, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Amy Adams Strunk, by Deed dated May 24, 2016 from Donald K. Jenny and wife, Phyllis P. Jenny, of record in Instrument No. 20160601-0054733, Register's Office for Davidson County, Tennessee. The said Amy Adams Strunk having quitclaimed to A Strunk Properties, LLC, a Texas limited liability company, by Quitclaim Deed dated December 21, 2016, of record in Instrument No. 20161228-0136412, said Register's Office. The said A Strunk Properties, LLC, having since changed their name to Meeting of the Rivers, LLC, by Certificate of Amendment, dated June 5, 2017, filed of record in Instrument No. 20171010-0103881, and amended in Instrument No. 20180316-0025069, in Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Instrument No. 20010502-0044874, Revised in Instrument No. 20020305-0027572 and corrected in Instrument No. 20020828-0104512, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Restrictive Covenants and Reciprocal Easements in Instrument of record in Book 6478, Page 177, amended in Book 6530, Page 242, said Register's Office. 3) Dedication of common areas to Abbottsford HOA, Inc. of record in Instrument No. 20041214-0148658, Register's Office for Davidson County, Tennessee. 4) Declaration of Covenants, Conditions and Restrictions of Abbottsford, of record in Book 6537, Page 303, and as amended in Book 6576, Page 509, and Book 6578, Page 302, and further amended in Book 10458, Page 810, in Instrument No. 20010330-0030930, and Supplemental in Instrument No. 20010502-0045152, and re-recorded in Instrument No. 20010514-0049648, Instrument No. 20131218-0127945, Instrument 20131218-0127946, Instrument No. 20150511-0042928, Instrument 20160523-0051264, Instrument No. 20160523-0051265, and Instrument No. 20160523-0051266, Register's Office for Davidson County, Tennessee. By-Laws of Abbottsford Homeowners' Association, Inc., of record in Book 8106, Page 20, and as amended in Book 8627, Page 254, and in Book 9381, Page 876, and further amended in Instrument No. 20140307-0019563 and Instrument No. 20140408-0029142, Register's Office for Davidson County, Tennessee. 5) Charter of Incorporation of Abbottsford Homeowners' Association, Inc., of record in Book 6548, Page 213, said Register's Office. 6) Water Line Easements of record in Book 1037, Page 572, and in Book 1286, Page 690, and Book 5128, Page 953, said Register's Office. 7) Storm Water Detention Agreement of record in Book 6555, Page 328, and Instrument No. 20010425-0040838, said Register's Office. 8) Easement for gas service of record in Book 7272, Page 746, said Register's Office. 9) Easement for underground utility easement of record in book 8643, Page 272, said Register's Office. 10) Subject to Metropolitan Ordinance No. BL2000-545 and BL2000-546 (Minute Book 61, Page 295, Chancery Court). 11) Conveyance of common area to Abbottsford Homeowner's Association, Inc., of record in Instrument No. 20041214-0148658, said Register's Office. 12) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **809 Foster Hill, Nashville, TN 37215**

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 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 my/our hand(s) this 15th day of **July, 2019.**

Meeting of the Rivers, LLC, a Texas limited liability company

BY: _____
W. Randy Scofield, authorized agent

STATE OF TEXAS)
COUNTY OF Harris)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **W. Randy Scofield,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Authorized Agent** of **Meeting of the Rivers, LLC, a Texas limited liability company**, the within named bargainor, and that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **W. Randy Scofield** as **Authorized Agent.**

Witness my hand and official seal at Houston, Texas, this 15th day of **July, 2019.**

_____
Notary Public

My Commission Expires: 10-13-2020

SHANNON MCPETERS
Notary Public
STATE OF TEXAS
ID# 13086220-8
My Comm. Exp. Oct. 13, 2020

True Copy Certification

I, GEORGE E. MUDTER 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 7, 2019
Notary Seal:

