Karen Johnson Davidson County
Batch# 263876 DEEDWARR
07/30/2019 10:38:08 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20190730-0074899

Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138
(901) 881-8600

WARRANTY DEED

Effective as of **June** 27, **2019**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **STS ASSETS 1, LLC**, hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Christopher Armstrong and Nicole Armstrong,** MARRIED, hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Lot 595, Parkview at Riverwalk, Phase 2, as shown on plat of record in Instrument No. 20061101-0135728, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This real property being all or part of the property conveyed to Grantor by Special Warranty Deed of record in Instrument No. **20190507-0042847** in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown on and recorded in Instrument No(s). 20061101-0135728; declaration of covenants, conditions and restrictions recorded in Instrument Nos. 20011105-0121083, 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136991, 20061214-0154502 and 20020425-0051371; Easements as set forth in Instrument(s) recorded in Book 751, Page 375; Book 787, Page 7; Book 4205, Page 194; Book 4226, Page 715; Book 4257, Page 647; Book 4230, Page 987; Book 7526, Page 315; Book 7526, Page 318; Book 7526, Page 324 and Book 7601, Page 404; and as Instrument No(s) 20040826-0103240, 20040812-0097619, 20040318-0030734, 20021125-0145984, 20021119-0143687, 20010919-0101280, 20010919-0101279, and 20010706-0072536; Conveyance of Common Are (s) as set forth in instrument (s) recorded as Instrument No(s). 20071220-0145869, all of record in the Register's Office of Davidson County, Tennessee; and 2019 Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand in Travis County, State of Texas on this 27 day of June, 2019.

GRANTOR:

STS ASSEST 1, LLC
By: Main Street Renewal
Its: Authorized Signor

By: Karen McConnell
Its: National Director of Closings

STATE OF Texas
COUNTY OF Travis

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned personally appeared Karen McConnell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the authorized signor to execute the instrument for STS ASSETS 1, LLC, the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained, by personally signing the name of Karen McConnell, for the company as Authorized Signor.

SWORN and signed before me, a Notary Public in and for the State and County named herein, on June 27, 2019.

Notary Public

ALYSON CHANDLER
Notary ID #131370130
My Commission Expires
December 4, 2021

My Commission Expires: 12/4/21

New Owner Name and Address to: **Christopher Armstrong and Nicole Armstrong** 1508 Bending River Dr Nashville TN 37221 Property Address: 1508 Bending River Dr. Nashville, TN 37221 Mail tax bills to: **Christopher Armstrong and Nicole Armstrong** 1508 Bending River DR Nashville, TN 37221 Parcel I.D. Number: 126-16-0A-685.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$330, 000.00.** AFFIANT Subscribed and sworn to before me this 27 day of June, 2019. NOTARY PUBLIC Commission expires: 6-30-2019

April G. Nichols
State of Tennessee Notary Public
Williamson County