RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912490

Karen Johnson Davidson County
Batch# 281618 DEEDWARR
09/05/2019 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,676.10
20190905-0089858

WARRANTY DEED

TAHIRA J PYSZKA
TENNESSEE NOTARY PUBLIC
My Comm Exp. 8/22/2021
RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $453,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2019.

NOTARY PUBLIC

My commission expires: 8/22/21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy Armstrong and Billie Armstrong 1841 Sprucewood Nashville, TN 37211	Same address as new owner	172-03-0A-178.00CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Fifty Three Thousand and 00/100 Dollars ($453,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **D & A VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RANDY ARMSTRONG AND BILLIE ARMSTRONG,*** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

*husband and wife,

Being Lot 96 on the Plan of Summit at The Woodlands, Phase 2, Cluster Lot Subdivision, as shown on the plat of record in Instrument No. 20170724-0074740, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to D&A Ventures, LLC, a Tennessee limited liability company, from Woodlands Development, LLC, a Tennessee limited liability company, by Warranty Deed dated November 20, 2017, recorded November 30, 2017, of record in Instrument #20171130-0122152 in the Register's Office of said county.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of August, 2019.

D & A VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

D A Q 8/30/19

BY Derrick Derringer
ITS Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Derrick Derringer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of D & A Ventures, LLC, a Tennessee limited liability company, the within named bargainor and that he as such Member executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as, Member.

WITNESS my hand and seal, this the 30th day of August, 2019.

TAHIRA J PYSZKA
TENNESSEE NOTARY PUBLIC
My Comm Exp. 8/22/2021
COUNTY OF RUTHERFORD

Notary Public

Tahira Pyszka
Printed Notary Name

My commission expires: 8.22.21

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)