WARRANTY DEED

Karen Johnson Davidson County
Batch# 283177 DEEDWARR
09/10/2019 09:03:03 AM 4 pgs
Fees: $23.00 Taxes: $1,609.50

20190910-0091201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/9/23

(AFFIX SEAL)

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Loyed Scott Simmons and Karin L. Simmons	Churchill Mortgage Corporation	
(NAME) 5929 Fireside Drive	(NAME) 761 Old Hickory Blvd, Ste 400	16016005900
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Horace DeWayne Armstrong (individually), Vincent Glen Armstrong (individually), Horace DeWayne Armstrong & Vincent Glen Armstrong as Co-Executors of The Estate of Jeanette L. Armstrong, and First Tennessee Bank, N.A., Trustee for The Jeanette L. Armstrong Testamentary Trust Established Under the Last Will & Testament of Jeanette L. Armstrong dated July 11, 2012 fbo David B. Todd, IV**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Loyed Scott Simmons and Karin L. Simmons**, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Williamson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 62 on the Plan of Revised Phase 6, Hearthstone, of record in Book 6900, Page 254-255, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James W. Armstrong and Jeanette L. White, both unmarried, as tenants in common with the right of survivorship, by Deed dated December 30, 1987 from Radnor Homes, Inc., of record in Book 7443, Page 30, Register's Office for Davidson County, Tennessee. The said James W. Armstrong and Jeanette L. White having since married, Jeanette L. White is now known as Jeanette L. Armstrong. The said James W. Armstrong and Jeanette L. Armstrong (formerly White) having since died. James W. Armstrong died on December 12, 2013, leaving said property vested in Jeanette L. Armstrong, as the surviving tenant by the entirety. Jeanette L. Armstrong having since died testate on November 11, 2017, the said property was devised in Trust to David B. Todd, IV, a 50% interest. First Tennessee Bank has been instilled as Trustee of said Trust as stated in Notice of Substitute Trustee Statement appointed in Docket No.18P-139, Probate Court for said County. The said property was further devised to Horace Dewayne Armstrong, as to a 25% interest, and Vincent Glenn Armstrong, as to a 25% interest, pursuant to Docket No. 18P-139, Probate Court for said County.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 6250, Page 994, re-recorded at Plan Book 6900, Page 254 and 255 in the Register's Office of Davidson County, TN and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5929 Fireside Dr. Brentwood, TN 37027
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hand this 6th day of September, 2019.

Horace Dewayne Armstrong

Horace Dewayne Armstrong, Co-Executor for the Estate of Jeanette L Armstrong

Horace Dewayne Armstrong, Co-Executor For The Estate of Jeanette L Armstrong

STATE OF TEXAS
COUNTY OF FORT BEND

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Horace Dewayne Armstrong** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of September, 2019.

Cristina E. Piratae
Notary Public

My Commission Expires: 7/16/2022

CRISTINA E. PIRATAIE NOTARY PUBLIC STATE OF TEXAS ID 131644425 EXP. 07-16-2022

STATE OF TEXAS
COUNTY OF FORT BEND

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Horace Dewayne Armstrong, Co-Executor For The Estate of Jeanette L Armstrong,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of September, 2019.

Cristina E. Piratae
Notary Public

My Commission Expires: 7/16/2022

CRISTINA E. PIRATAIE NOTARY PUBLIC STATE OF TEXAS ID 131644425 EXP. 07-16-2022

Witness my hand this 6th day of September, 2019.

Vincent Glen Armstrong

Vincent Glen Armstrong

Vincent Glen Armstrong Co-Executor

Vincent Glen Armstrong, Co-Executor For The Estate of Jeanette L Armstrong

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Vincent Glen Armstrong**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of September, 2019.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Vincent Glen Armstrong, Co-Executor For The Estate of Jeanette L Armstrong** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of September, 2019.

Notary Public

My Commission Expires: 7-5-2021

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand this 6th day of September, 2019.

Terrie L. McGuire, SVP

First Tennessee Bank, N.A., Trustee for The Jeanette L. Armstrong Testamentary Trust Established Under the Last Will & Testament of Jeanette L. Armstrong dated July 11, 2012 fbo David B. Todd, IV

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Terrie McGuire, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be a Trust Officer of FIRST TENNESSEE BANK, N.A., a national banking association ("FTB"), and who further acknowledged, FTB, to be the Trustee of the Trust created under the Will of Jeanette A. Armstrong for the benefit of David B. Todd, IV (the "Trust"), and that she as such Trust Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for FTB as Trustee for and in behalf of the Trust, by herself as such Trust Officer.

Witness my hand and official seal at office at Nashville, Tennessee, on this 6th day of September, 2019.

Nancy C. Taylor
Notary Public

My Commission Expires: 10-8-2019

