# WARRANTY DEED

Karen Johnson Davidson County
Batch# 320341 DEEDWARR
11/26/2019 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20191126-0122459

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $560,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF NOVEMBER, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-18-22

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT PREPARED BY**
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-6523B

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Robert H. F. Armistead and Ku'ulani Malia Koenig Armistead | NEW OWNER | 114-14-0A-032.00-CO |
| 832 Woodland Way | | |
| Nashville, TN 37209 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**ALISSA POLLACK AND ROBERT KENNEDY, WIFE AND HUSBAND**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**ROBERT H. F. ARMISTEAD AND KU'ULANI MALIA KOENIG ARMISTEAD, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTEE(S), 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. 32 on the Plan of Final Major Subdivision Plat, Pine Ridge Estates, Phase 1, Formerly known as "Woodland Forest, Section 3" of record in Plat at Instrument No. 20161115-0120563, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dalamar Homes, LLC, a Tennessee Limited Liability by Warranty deed from KDS Investments General Partnership, a Tennessee General partnership of record in Instrument No. 20170315-0025280 Register's Office for Davidson County, Tennessee, dated February 27, 2017 and recorded on March 15, 2017.

Being the same property conveyed to Alissa Pollack and Robert Kennedy, wife and husband by Special Warranty deed from Dalamar Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180313-0023724 Register's Office for Davidson County, Tennessee, dated March 09, 2018 and recorded on March 13, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 832 Woodland Way, Nashville, TN 37209

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 in 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 on the 26th day of November, 2019.

Alissa Pollack by J, Attorney in Fact

Alissa Pollack

By: J. Carlton Drumwright, Attorney-In-Fact

Robert Kennedy by J, Attorney in Fact

Robert Kennedy

By: J. Carlton Drumwright, Attorney-In-Fact

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

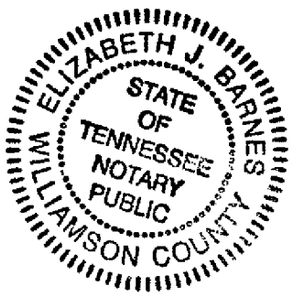
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Alissa Pollack and Robert Kennedy, for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Alissa Pollack and Robert Kennedy.

Witness my hand and official seal, this 26th day of November, 2019.

Elizabeth J Barnes

Notary Public

My Commission Expires: 12-18-22




**File #: 19-6523B**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**278 Franklin Road, Ste. 190**

**Brentwood, TN 37027**

COMPASS
LAND TITLE

# TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

