Karen Johnson Davidson County
Batch# 322211 DEEDWARR
11/27/2019 01:56:53 PM 2 pgs
Fees: $13.00 Taxes: $932.40
20191127-0122958

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Birthright Title Agency
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072
BTA# 2019101022

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
James Harper 7700 Greenbrier Road Joelton, TN 37080	James Harper 7700 Greenbrier Rd. Joelton, TN 37080	009-00-0-028.00

WARRANTY DEED

THIS INDENTURE, made this 22nd day of November, 2019 between **GREG L. ARMSTRONG** and wife, **TERRI J. ARMSTRONG**, residents of Davidson County, Tennessee (collectively "Grantor") and **JAMES HARPER** and **HEATHER WALKER**, BOTH UNMARRIED AS Tenants in Common with the Right of Survivorship, residents of Davidson County, Tennessee (collectively "Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat of Armstrong Acres Subdivision of record in Plat at Instrument No. 20120606-0049572, 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 Greg L. Armstrong and wife, Terri J. Armstrong, to create tenancy by the entirety, by Quit Claim Deed from Greg L. Armstrong of record in Instrument No. 20170522-0050640 in the Register's Office for Davidson County, Tennessee, dated May 15, 2017 and recorded on May 22, 2017.

Being also known as 7700 Greenbrier Road Joelton, Tennessee 37080.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal as of the date first recited above.

GREG L. ARMSTRONG

TERRI J. ARMSTRONG

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22nd of November, 2019, before me personally appeared Greg L. Armstrong and Terri J. Armstrong, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Mary Birthright

My commission expires: _____

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$252,000.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 22nd day of November, 2019.

Notary Public

My commission expires: _____

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023