393

Karen Johnson Davidson County
Batch# 475232 DEEDWARR
09/14/2020 01:05:48 PM 2 pgs
Fees: $13.00 Taxes: $1 332.60

20200914-0104585

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $360,163.00.

Lydia Strawn
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9th day of September, 2020.

NOTARY PUBLIC

My commission expires: 3/8/22

ANGELA POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Evan Rothey and Vcitoria Rothey	CALIBER HOME LOANS INC	08511003700
(NAME)	(NAME)	
220 Danyacrest Drive	1525 S. BELT LINE RD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	COPPELL, TX 75019	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Daniel C. Armstrong and Megan J. Armstrong, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Evan Rothey and Victoria Rothey**, husband and wife hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 110 on the Plan of Stanford Country Club Estates, Section Three, as of record in Book 2900, Page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 110 fronts 103 feet on the southerly side of Danyacrest Drive and runs back 173.02 feet on the westerly line and 151.96 feet on the easterly line, to a dead line in the rear on which it measures 85.06 feet.

Being the same property conveyed to Daniel C. Armstrong and Megan J. Armstrong, husband and wife by deed from CAROL CONNELLAN HARPER AND WILLIAM FRANCIS CONNELLAN. JR. HEIRS OF THE ESTATE OF DOROTHY M. CONNELLAN, dated 03/27/2018, of record in Instrument No. 20180406-0032480, said Register's Office.

This property is __unimproved _X_improved property known as: 220 Danyacrest Drive, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 9th day of September, 2020.

Daniel C. Armstrong

Megan J. Armstrong

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel C. Armstrong and Megan J. Armstrong, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of September, 2020.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122