Karen Johnson Davidson County
Batch# 488702 DEEDWARR
10/05/2020 08:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,113.70
20201005-0114515

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 35791-09-2020	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $301,000.00. Affiant Subscribed and sworn to before me this 28th day of September, 2020. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel Fox and Jessica Fox 3310 B Elkins Avenue Nashville, TN 37209	Daniel Fox and Jessica Fox 3310 A Elkins Ave. Nashville, TN 37209	Map and Parcel No.: 092 13 0C 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, James C. Armistead, III and wife L. Courtney Strubel Armistead (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to Daniel Fox and wife Jessica Fox (collectively, "Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3310 B Elkins Avenue, Nashville, Davidson County, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 28th day of September, 2020.

James C. Armistead, III

L. Courtney Strubel Armistead

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James C. Armistead, III and L. Courtney Strubel Armistead, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2020.

Notary Public
My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. B of 3310 Elkins Avenue Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of 3310 Elkins Avenue Condominium, of record as Instrument No. 20051214-0150317 in the Register's Office for Davidson County, Tennessee, and as shown on the plan attached as Exhibit "C" to the aforementioned Master Deed, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to James C. Armistead, III unmarried, by Warranty Deed from Lisa Friedland, a single person and Susan Henderson, a single person, of record in Instrument No. 20060213-0017269, in the Register's Office of Davidson County, Tennessee, dated February 3, 2006 and recorded on February 13, 2006. The said James C. Armistead, III having since conveyed the property to James C. Armistead, III and L. Courtney Strubel Armistead, husband and wife, by Quit Claim Deed of record in Instrument No. 20150319-0023756, in the Register's Office of Davidson County, Tennessee, dated March 11, 2015 and recorded on March 19, 2015.

This conveyance is made subject to:

1. State, County, and City taxes for 2020 and subsequent years, a lien, not yet due and payable, which have been prorated by the parties and assumed by the Grantees.

2. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 3310 Elkins Avenue Condominium of record in Instrument No. 20051214-0150317; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

