BOX 10-A

WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 668222 DEEDWARR 06/30/2021 09:58:55 AM 2 pgs Fees: $13.00 Taxes: $1,295.00 20210630-0088567	The actual consideration or value, whichever is greater, for this transfer is **$350,000.00.** Affiant Subscribed and sworn to before me, this the 28th day of June, 2021. Notary Public My commission expires: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

TONYA B. CHERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James M. Armstrong and Ginger C. Armstrong	**"NEW OWNER"**	**128-00-0-130.00 Tract I** **128-00-0-131.00 Tract II**
7747 Indian Springs Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Gail P. Pigg, a widower and Reese L. Smith, III and wife, Emily D. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James M. Armstrong and Ginger C. Armstrong, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:

Land in Davidson County, Tennessee, described according to a survey by A & A Engineers, Inc., dated February 21, 1977, Job No. 668-75, as follows:

Beginning at a concrete monument located in the northern margin of Indian Springs Road, said monument being 448.83 feet north of the northern right-of-way margin of Harpeth Valley Drive; thence North 46 deg. 00' 38" West 238.78 feet to a point; thence North 57 deg. 10' 21" West 2,165.40 feet to a point; thence North 88 deg. 48' 17" West 948.72 feet to a point; thence North 5 deg. 44' 47" East 391.28 feet to a point; thence North 13 deg. 20' 37" East 676.25 feet to a point; thence South 52 deg. 50' 14" East 2,770.00 feet to a point; thence South 42 deg. 13' 50" East 874.60 feet to an iron pin in the northern margin of Indian Springs Road; thence with the margin of said road in a southwesterly direction 68.70 feet to the point of beginning, containing 30.47 acres, more or less.

Being all of the same property conveyed to Charles B. Pigg and wife, Gail P. Pigg by Installment Deed dated August 23, 1977, from Gail Pigg, Trustee, with full power to sell, transfer or convey without the joinder of any beneficiary, of record in Book 5192 Page 779, Register's Office for Davidson County, Tennessee. The said Charles B. Pigg having since died on February 19, 2002, leaving Gail P. Pigg as the surviving tenant by the entirety.

Tract II:

Land in Davidson County, Tennessee, described according to a survey by A & A Engineers, Inc., dated February 21, 1977, Job No. 668-75, as follows:

Beginning at a concrete monument located in the northern margin of Indian Springs Road, said monument being 517.53 feet north of the northern right-of-way of Harpeth Valley Drive; thence North 42 deg. 13' 50" West 874.60 feet to a point; thence North 52 deg. 50' 14" West 2,770.00 feet to a point; thence North 17 deg.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

16' 14" East 198.42 feet to a point; thence North 39 deg. 17' 57" East 170.04 feet to a point; thence South 69 deg. 15' 16" East 1,002.35 feet to a point; thence South 45 deg. 04' 01" East 2,376.06 feet to a point; thence South 31 deg. 26' 43" West 346.95 feet to a point; thence South 62 deg. 01' 58" East 127.94 feet to a point; thence South 31 deg. 52' East 251.27 feet to an iron pin in the northern margin of Indian Springs Road; thence with the margin of said road in a southwesterly direction 68.00 feet to the point of beginning, containing 38.23 acres, more or less.

Being all of the same property conveyed to Charles B. Pigg and wife, Gail P. Pigg by Installment Deed dated August 23, 1977, from Gail Pigg, Trustee, with full power to sell, transfer or convey without the joinder of any beneficiary, of record in Book 5192 Page 783, Register's Office for Davidson County, Tennessee. The said Charles B. Pigg and wife, Gail P. Pigg further conveyed to Reese L. Smith, III, and wife, Emily D. Smith, a one-half undivided interest by Quitclaim Deed dated February 15, 1978, of record in Book 5255 Page 632, Register's Office for Davidson County, Tennessee. The said Charles B. Pigg having since died on February 19, 2002, leaving Gail P. Pigg as the surviving tenant by the entirety as to their one-half undivided interest.

THE conveyance of the above described parcel of land is subject to the following:

1) **Restrictive Covenants contained in instrument of record in Book 5172, Page 237, Register's Office for Davidson County, Tennessee. Note: Said restrictions are not applicable to portions thereof that have already expired. (Tracts I and II)**

2) **Easement to the Tennessee Electric Power Company, of record in Book 787, page 84, said Register's Office. (Tracts I and II)**

3) **Applications for Greenbelt Assessment-Forest, of record in Book 9317, page 891 and in Book 9317, page 892, said Register's Office. (Tracts I and II)**

4) **All matters shown on the Plan of record in Plat Book 5050, page 76, said Register's Office. (Tracts I and II)**

5) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable. (Tracts I and II)**

This is unimproved property, known as 7717 Indian Springs Drive, Nashville, TN 37221.

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 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/our hand(s) this **28th** day of **June, 2021.**

Gail P. Pigg

Reese L. Smith, III

Emily D. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Gail P. Pigg, Reese L. Smith, III and Emily D. Smith** the within named sellers, 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 and official seal at Nashville, Tennessee, this **28th** day of **June, 2021.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY