Davidson County DEEDWARR Recvd: 07/27/04 15:11 2pgs Fees:13.00 Taxes:395.53 20040727-0089777	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of July, 2004. Notary Public MY COMMISSION EXPIRES: October 12, 2005. (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Arnold Hahamyan	Countrywide Home Loans, Inc.	160-14-B
5852 Brentwood Trace	3011 Armory Drive #120	GROUP
Brentwood, Tennessee 37027	Nashville, Tennessee 37204	PARCEL 148

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Six Thousand Nine Hundred Dollars and Zero Cents ($106,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Richard L. McManigle, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Arnold Hahamyan and wife, Anna Hahamyan, 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.

BEING Unit No. 5852 on the Plan of Brentwood Trace Condominiums, a horizontal property regime, located on Old Hickory Boulevard, Brentwood Trace Condominiums, of record in Book 5200, page 219, as revised of record in Book 5200, page 230 and in Book 5200, page 261, Register's Office for Davidson County, Tennessee, and described in Master Deed recorded in Book 5524, page 415, as amended in Book 5545, page 510, said Register's Office, all to which reference is hereby made for a more complete description.

BEING the same property conveyed to Richard L. McManigle by deed from Sandra Scott, a single woman, of record as Instrument No. 20010907-0097419 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 5852 Brentwood Trace, Brentwood, TN 37027

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, their heirs and assigns forever; and I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 this 23rd day of July, 2004.

Richard L. McManigle

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Richard L. McManigle, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of July, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee