WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 5-2-11

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100015929 DEEDWARR
Recvd: 03/18/10 13:30 2 pgs
Fees:13.00 Taxes:536.50
20100318-0020436

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Trauernicht	New Owner	Map 142-7-D
(NAME)	(NAME)	Parcel 219 CO
219 Wynbrook Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOSEPH T. PARMAKIAN AND LINDA PARMAKIAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN TRAUERNICHT,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 219 on the Plan of Wynbrook Condominiums, said Plan being attached as Exhibit "A" to the Master Deed of record in Book 7285, page 918 as amended in Book 7507, page 271, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joseph T. Parmakian by deed from John Forrest Perkins, unmarried, of record in Instrument #20051104-0133707, said Register's Office. Joseph T. Parmakian conveyed his interest in said property to Joseph T. Parmakian and Linda Parmakian as tenants in common with right of survivorship by Quitclaim Deed of record in Instrument #20051216-0150973, said Register's Office.

Jayme Parmakian, spouse of Joseph T. Parmakian, joins in executing this deed to convey any marital interest she may have in said property.

Linda Parmakian warrants that she has never lived in this property as a married person and that the said property is not subject to any marital rights therein. Linda Parmakian is the same person as Linda A. Parmakian.

This conveyance is subject to (a) 2010 real property taxes; (b) Master Deed and Bylaws of record in Book 7285, page 918 and Book 7507, page 271, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 219 Wynbrook Court, Nashville, Tennessee 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with 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 our hands this 15th day of March, 2010.

Jayme Parmakian by Joseph T Parmakian her
Jayme Parmakian by Joseph T. Parmakian, Her
Attorney in Fact Attorney in Fact

Joseph T. Parmakian

Linda Parmakian by Joseph T Parmakian her
Linda Parmakian By Joseph T. Parmakian, Her
Attorney in Fact Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph T. Parmakian, 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 15th day of March, 2010.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of March, 2010, before me personally appeared Joseph T. Parmakian, to me known to be the person who executed the foregoing instrument on behalf of Linda Parmakian and Jayme Parmakian and acknowledged that he executed the same as the free act and deed of Linda Parmakian and Jayme Parmakian.

Witness my hand and official seal at Nashville, Tennessee this 15th day of March, 2010.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011