BILL GARRETT, Davidson County
Trans:T20150010108 DEEDWARR
Recvd: 02/09/15 15:45 2 pgs
Fees:13.00 Taxes:638.25
20150209-0011994

Melanie D. Durrett
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 172,500.00

Affiant

Subscribed and sworn to before me, this 29th day of January, 2015.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BRADLEY M. BERNARD	**CMG MORTGAGE INC**	**064160E10400CO**
329 GRIFFIN PL	**3160 CROW CANYON RD, STE 400**	
HERMITAGE, TN 37076	**SAN RAMON, CA 94583**	

FOR AND IN 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 ACKNOWLEDGE, WE,

DEANA M. GORDON, A SINGLE WOMAN

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

BRADLEY M. BERNARD, an unmarried man

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF UNIT NO. 104, IN BUILDING 28, AS SHOWN ON THE SITE LAYOUT, EXHIBIT PLAT FOR THE TOWNHOMES OF TRUXTON VILLAGE, ATTACHED AS EXHIBIT A-1, TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FILED FOR RECORD IN INSTRUMENT NO: 200610250132473, AND AMENDED IN INSTRUMENT NO. 200611060137656, AND AS AMENDED IN INSTRUMENT NO: 20071105013490, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DEANA M. GORDON, A SINGLE WOMAN, BY WARRANTY DEED FROM PHILLIPS BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED 08/04/2008 AND RECORDED ON 08/07/2008 IN INSTRUMENT NUMBER 20080807-0081609, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 329 GRIFFIN PL, HERMITAGE, TN 37076.

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 in 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 29th day of January, 2015.

Deana M. Gordon

DEANA M. GORDON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DEANA M. GORDON, the within named Grantor(s), 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, at office, this 29th day of January, 2015.

Lura Brady

Notary Public

My Commission Expires: 8.27.18

