WARRANTY DEED

CMG15-2020

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF May, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/20/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua L. Trenary	CMG Mortgage, Inc.	
2020 Beech Ave, Unit D-13 (ADDRESS)	810 Crescent Centre Drive, Ste 320 (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	105-10A-414.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we AARON L. TRENARY AND WIFE, MELODEE S. TRENARY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSHUA L. TRENARY, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Beng that certain condominium apartments in Davidson County, Tennessee, being Unit D-13 on the plan of BeechTree Condominiums, a horizontal property regime created under Title 66, Section 27-101, et sec., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 11680, Page 193, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 1174, page 328, said Register's Office together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the Plan of BeechTree Condominiums as shown on the Exhibit Map to the Master Deed of record in Book 11174, page 284, and amended in Book 11680, page 193, said Register's Office for a more complete and accurate description thereof.

Being the same property conveyed to Aaron L. Trenary and wife, Melodee S. Trenary by Warranty deed from Autumn Collins, unmarried of record in Instrument No. 20051227-0153584 Register's Office for Davidson County, Tennessee, dated December 22, 2005 and recorded on December 27, 2005.

(Value of consideration shown in aforementioned deed $104,900.00.)

Being also known as 2020 Beech Ave #D-13 Nashville, TN 37204.

unimproved ( )
This is improved (X) property, known as 2020 Beech Ave #D-13, Nashville, Tennessee 37204
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 07/06/15 11:50 3 pgs
Fees:18.00 Taxes:451.40
20150706-0064930

Witness my/our hand(s) this 28th day of May, 2015.

Aaron L. Trenary

Aaron L. Trenary

Melodee S. Trenary

Melodee S. Trenary

STATE OF FLORIDA
COUNTY OF ORANGE

On this the 28th day of May, 2015, before me personally appeared Aaron L. Trenary and wife, Melodee S. Trenary to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of May, 2015.

James Lorenc

Notary Public

My Commission Expires: Dec 29, 2018

(SEAL)

JAMES P. LORENC
Notary Public - State of Florida
Commission # FF 186096
My Comm. Expires Dec 29, 2018

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Cari Mulé, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Cari Mulé who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:3/20/18

