WARRANTY DEED

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,900.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF December, 2015.

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SRN15-5774

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
Anna Hahamyan	First Community Mortgage Inc	160--14--0B--074.00CO
5774 Brentwood Trace	(NAME) 275 Robert Rose Drive	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Murfreesboro, TN 37129	160-14-0B-074.00-CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CHRISTY MCDONEL AND HUSBAND, FLOYD DANLEY MCDONEL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ARNOLD HAHAMYAN AND ANNA HAHAMYAN, HUSBAND AND WIFE, 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:

A certain condominium in Davidson County, Tennessee, being Unit No. 5774, in Brentwood Trace Condominiums, as shown on the Plat of Brentwood Trace Condominiums, as of record in Book 5200, Page 219 as revised in Book 5200, Page 230 and Book 5200, Page 261, Register's Office for Davidson County, Tennessee, and as described in a Master Deed of record in Book 5524, Page 415 and as amended in Book 5545, Page 510, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made.

Being the same property conveyed to Christy McDonel, married, f/k/a Christy Schaub by Quitclaim deed from Floyd Danley McDonel, married of record in Instrument No. 20090501-0039554 Register's Office for Davidson County, Tennessee, dated April 24, 2009 and recorded on May 01, 2009.

Floyd Danley McDonel, husband of Christy McDonel, joins in this conveyance for the sole purpose of conveying any marital interest he may have in the said property.

unimproved ( )
This is improved (X) property, known as 5774 Brentwood Trace , Brentwood, Tennessee 37027
(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.

Witness my/our hand(s) this 22nd day of December, 2015.

Christy McDonel

Floyd Danley McDonel

BILL GARRETT, Davidson County
Trans:T20150108667 DEEDWARR
Recvd: 12/23/15 15:05 2 pgs
Fees:13.00 Taxes:532.43
20151223-0129456

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of December, 2015, before me personally appeared Christy McDonel and husband, Floyd Danley McDonel 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 22nd day of December, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

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