(1)

BILL GARRETT, Davidson County
Trans:T20160014307 DEEDWARR
Recvd: 02/22/16 10:43 2 pgs
Fees:13.00 Taxes:614.20
20160222-0016512

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $166,000.00. Affiant Subscribed and sworn to before me, this the 19th day of February, 2016. Notary Public My commission expires: 03-07-17

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Arnold Hahamyan	First Community Mortgage	**160-14-0B-163.00-CO**
5867 Brentwood Trce	275 Robert Rose Drive	
Brentwood, TN 37027-4657	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Marla Merhoff Richardson, Trustee

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Arnold Hahamyan and Anna Hayamyan, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 a part of the Plan of Brentwood Trace Condominiums, of record in Book 5200, Page 219, as revised in Book 5200, Page 230, and Book 5200, Page 261, said Register's Office, the part hereby described as follows:

Being Unit No. 5867 on said Plan as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Brentwood Trace Condominiums of record in Book 5524, Page 415, amended in Book 5545, page 510 and Book 5868, page 70, Register's Office for Davidson County, Tennessee .

Being the same property conveyed to Glenda Doyle Merhoff and Marla Merhoff Richardson, Co-Trustees and their successors in trust of the Glenda Doyle Merhoff Living Trust dated the 1st October , 2004 by Quitclaim deed from Glenda Merhoff of record in Instrument No. 20131203-0122747 Register's Office for Davidson County, Tennessee, dated November 22, 2013 and recorded on December 03, 2013. The said Glenda Doyle Merhoff having since died. See Abstract of Glenda Merhoff Irrevocable Trust of record in Instrument No. 20150805-0077666, said Register's Office.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 5867 Brentwood Trce, Brentwood, TN 37027-4657.

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 HANDS EFFECTIVE AS OF February 19, 2016:

Marla Merhoff Richardson, Trustee

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF Williamson	)	

Personally appeared before me, a Notary Public of said County and State, Marla Merhoff Richardson, Trustee, 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 the 19th day of February, 2016.

My Commission Expires: 6-3-16

Notary Public

DORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

20161036R