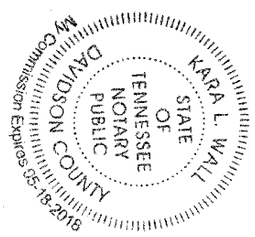
Davidson County	DEEDWARR
Recvd: 04/20/16 08:42	3 pgs
Fees:18.00 Taxes:586.45	
20160420-0038050	



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 158,500.00

Affiant

Subscribed and sworn to before me, this 18th day of April, 2016.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Meredith Magee	**CMG Mortgage, Inc.**	**1750A04100CO**
3913 Parks Retreat Drive	**3106 Crow Canyon Road, Suite 400**	
Antioch, TN 37013	**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,

Armen Nadryan and Armen Masrejian

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

Meredith Magee, an unmarried woman

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. 15A, Phase Two, Park Place Subdivision, a Private Element Horizontal Property Regime, located on Parks Retreat Drive, Antioch, Davidson County, Tennessee and described in a Master Deed for Park Place Subdivision, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20010214-0014161, re-recorded in Instrument No. 20010702-0069590, Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20011019-0114191, re-recorded in Instrument No. 20011212-0136927, as amended in Instrument No. 20030710-0095634, as re-recorded in Instrument No. 20030915-0134956, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Armen Nadryan and Armen Masrejian from Groundhogs Real Estate, LLC, a Tennessee limited liability company by Quitclaim Deed dated August 27, 2015 and of record in Instrument No. 20150831-0088022, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Groundhogs Real Estate, LLC from Shapiro & Ingle, LLP, a Tennessee limited liability partnership, Substitute Trustee (appointed in Instrument No. 201507230072305) by Substitute Trustee's Deed dated August 25, 2015 and of record in Instrument No. 20150831-0088021, said Register's Office.

Also being the same property conveyed to Nancy E. Pierce, an unmarried woman from Landmark Homes of Tennessee, Inc., a Tennessee Corporation by Warranty Deed dated August 19, 2005 and of record in Instrument No. 20050822-0099567, said Register's Office.

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 3913 Parks Retreat Drive, Antioch, TN 37013.

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 18th day of April, 2016.

Armen Nadryan

Armen Masrejian

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Armen Nadryan and Armen Masrejian, 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 18th day of April, 2016.

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2019

Notary Public

My Commission Expires: _____

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith 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, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).