BILL GARRETT, Davidson County
Trans:T20160034434 DEEDWARR
Recvd: 04/26/16 14:58 2 pgs
Fees:13.00 Taxes:538.35

20160426-0040726

# Warranty Deed

| | |
|---|---|
| CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $145,500.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 22nd day of April, 2016.<br><br>Notary Public<br><br>My commission expires: |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Amanda Armstrong | CMG Mortgage, Inc dba CMG Financial | |
| 2120 Lebanon Pike, Apt 25 | 810 Crescent Centre De., Ste 320 | 095-05-0B-025.00-CO |
| Nashville, TN 37210-2436 | Franklin, TN 37067 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TRACY S. BERRYMAN NKA TRACEY HASSY, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMANDA ARMSTRONG, AN UNMARRIED WOMAN**, 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 Unit No. 25 of Easthaven Townhomes, a Planned Unit Development, as established by a Declaration and Covenants, Conditions and Restrictions of record in Instrument No. 20010806-0083543 as amended in Instrument No. 20020709-0082357; Instrument No. 20030425-0055753; Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, all in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto shown in Exhibit B, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Declaration and Covenants, Conditions and Restrictions shown in Exhibit A-l. reference is hereby made to the Plan as set out on Exhibit A-2 to the Declaration and Covenants, Conditions and Restrictions of Easthaven Townhomes, a Planned Unit Development of record in Instrument No. 20010806-0083543 as amended in Instrument No. 20020709-0082357; Instrument No. 20030425-0055753; Instrument No. 20031007-0147961 and Instrument no. 20040419-0043570, said Register's Office for a more complete identification and description of said Unit.**

**Being the same property conveyed to Tracy S. Berryman, unmarried by Warranty deed from John Gentry and wife, Lori Gentry of record in Instrument No. 20080418-0039708 Register's Office for Davidson County, Tennessee, dated April 17, 2008 and recorded on April 18, 2008.**

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

**This is improved property also known as 2120 Lebanon Pike, Apt 25, Nashville, TN 37210-2436.**

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be

and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of April, 2016.

T.S. Berryman NKA T.S. Hassy
**Tracy S. ~~Berryman~~ NKA Tracey Hassy**

STATE OF North Carolina
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tracy S. Berryman NKA Tracey Hassy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of April, 2016.

MECKLENBURG COUNTY, NC NOTARY PUBLIC BEVERLY W. HUNT

Notary Public

My Commission Expires: July 14, 2019

Erik Hassy Tracey Berryman NKA Tracey Hassy
~~John Smith~~, spouse of ~~Jane Smith~~, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee. The said ~~John Smith~~ Erik Hassy having no personal liability for the repayment of the loan secured by this instrument, or the covenants and warranties of this instrument.

**Erik Hassy**

MECKLENBURG COUNTY, NC NOTARY PUBLIC BEVERLY W. HUNT

STATE OF North Carolina
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Erik Hassy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of April, 2016.

Notary Public

My Commission Expires: July 14, 2019