Davidson County DEEDWARR
Recvd: 01/24/17 12:29 3 pgs
Fees:18.00 Taxes:610.50
20170124-0007698

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/29/19
(AFFIX SEAL)

NICOLE YURJEVICH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Y-BR-16-5170-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ismael Berrios	Movement Mortgage, LLC ~~New Owner~~	
(NAME) **5170 Hickory Hollow Parkway #811**	(NAME) 8024 Calvin Hall Road	**163-05-0A-025.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **SHERRY PLUMMER ARMISTEAD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ISMAEL BERRIOS, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Phase I Hickory Hollow Townhomes (Mill Park) of record in Plat Book 9700, Page 686, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sherry Plummer Armistead by Special Warranty deed from Secretary of Veterans Affairs, an Officer of the United States of America of record in Instrument No. 20041027-0129254 Register's Office for Davidson County, Tennessee, dated October 06, 2004 and recorded on October 27, 2004.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 686, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Boundary Plat of record in Plat Book 9700, Pages 538 and 539, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10719, Page 425, amended in Book 11167, Page 757, and supplemented in Instrument Number 20051128-0143120, Instrument Number 20110208-0011084, Instrument No. 20080304-0021743, Instrument No. 20140902-0079467 and Instrument No. 20141231-0119109, Register's Office for Davidson County, Tennessee.
- By-Laws of Mill Park Homeowners Association, Inc., of record in Book 10719, Page 464, as amended in Book 11167, page 759, Register's Office for Davidson County, Tennessee.
- Subject to Charter of Mill Park Homeowners Association, Inc., of record in Book 10719, Page 419, Register's Office for Davidson County, Tennessee.
- Subject to the Conveyance of Common Areas to Mill Park Homeowners Association, of record in Book 11221, page 249, Register's Office for Davidson County, Tennessee.
- Easement for Bell South of record in Book 11378, page 991, Register's Office for Davidson County Tennessee.
- Detention Pond Agreement of record in Book 10506, Page 278, said Register's Office, for Davidson County Tennessee.
- Quitclaim Deed for Common Area of record in Instrument Number 20130723-0076095, in the Register's Office for DavidsonCounty, Tennessee.
- Mill Park Homeowner's Association Rules and Regulations of record in Instrument Number 20160223-0017010, in the Register's Office for DavidsonCounty, Tennessee.
- Mill Park Homeowner's Association Rules and Regulations of record in Instrument Number 20161028-0113925, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5170 Hickory Hollow Parkway #811 , Antioch, Tennessee 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 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 the 20 DAY OF JANUARY, 2017.

Sherry Plummer Armistead

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17th of January, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

