Bill Garrett Davidson County
Batch# 4180 DEEDWARR
09/25/2017 02:46:25 PM 2 pgs
Fees: $13.00 Taxes: $610.50
20170925-0098037

WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2017

Notary Public:

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Arna Talley	CMG Mortgage, Inc. dba CMG Financial	Parcel ID:
735 Tulip Grove Rd; #203	3160 Crow Canyon Rd., Ste. 400	075120F08100CO
Hermitage, TN 37076	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 acknowledged, we

Nicholas P. Erhart, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Arna Talley and LaTraunya Talley, husband and wife

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 Lot No. 81 a.k.a. Unit 203, on the Plan of Tulip Cove Townhomes, as shown on Plat of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions filed of record in Instrument No. 20050525-00559119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nicholas P. Erhart, married, by Special Warranty Deed from Marquis Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument 20080926-0097844, said Register's Office, dated September 24, 2008.

This conveyance is subject to Restrictive Covenants of record in Instrument 20050525-0059119 amended in Instrument 20080103-0000699 and 20120521-0043906, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20050525-00559119, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 735 Tulip Grove Rd; #203, Hermitage, TN 37076

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 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 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 hand this 22nd day of September, 2017.

Nicholas P. Erhart

STATE OF INDIANA
COUNTY OF Marion

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicholas P. Erhart, 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 and official seal this 21st day of September, 2017.

My Commission Expires: 5/23/2024

Notary Public

STATE OF INDIANA
Notary Public Seal
Alan L. Wise
Hamilton
My Commission Expires May 23, 2024