Bill Garrett Davidson
Batch# 74530 DE__
03/28/2018 03:50:58 PM 2 pgs
Fees: $13.00 Taxes: $488.40

20180328-0029198

WARRANTY DEED

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

M-RM-18-266

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

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)
Taylor Streenz **Steven Streenz and Phyllis Streenz**	Cmg Mtg Inc	
(NAME) **266 Mayflower Lane North**	(NAME) St 440 3160 Crow Canyon Rd	**042-11-0B-063.00-CO**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) San Ramon CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CRYSTAL J. ZYCH, AN UNMARRIED WOMAN,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TAYLOR STREENZ, AN UNMARRIED WOMAN AND STEVEN STREENZ AND PHYLLIS STREENZ, HUSBAND AND WIFE, JOINT WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 266, on the Plan of Heritage Village Condominiums, a horizontal property regime, as shown on Master Deed of record in Book 4758, page 179, amended in Book 4808, Page 829, also shown on plat of record in Plat Book 4675, Page 46, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Crystal J. Zych, an unmarried woman by Warranty deed from Kristin M. Freudenthal, an unmarried woman of record in Instrument No. 20160323-0027594 Register's Office for Davidson County, Tennessee, dated March 22, 2016 and recorded on March 23, 2016.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 4460, Page 110 and Book 4675, Page 46, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Heritage Village Condominiums of record in Book 4758, Page 179, amended in Book 4808, Page 829, Book 5102, Page 383, Book 6380, Page 989, Book 6484, Page 287, Book 9654, Page 906 and Instrument No. 20040804-0093767 , Register's Office for Davidson County, Tennessee.
- Charter of Heritage Village HOA of record in Book 6418, Page 478, in the Register's Office for Davidson County, Tennessee.
- By Laws of record in Book 9256, Page 848 and amended in Instrument No. 20031229-0183195, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6979, Page 521, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **266 Mayflower Lane North, Madison, Tennessee 37115**.

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 hand this the 22nd DAY OF MARCH, 2018.

Crystal J. Zych by Laura Mitchell, Atty-in-Fact

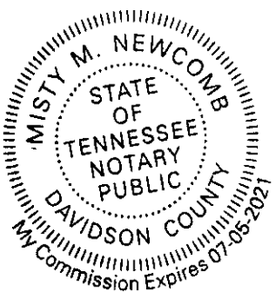
Crystal J. Zych by Laura Mitchell, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CRYSTAL J. ZYCH, and who acknowledged he/she/they executed the same as the free act and deed of the said CRYSTAL J. ZYCH.

Witness my hand and official seal, this the 22nd of March, 2018.

Notary Public
My Commission Expires: 7/5/21
(SEAL)



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