THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181018209

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $315,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of November, 2018.

Notary Public
My Commission Expires: _____

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03/08/2022

Karen Y Johnson Davidson County
Batch# 170030 **DEEDWARR**
12/04/2018 03:38:59 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20181204-0118366

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Austin Tice and Catherine Tice 436 Parmley Lane Nashville TN 37207	~~New Owner~~ CMG CMG FINANCIAL 3160 CROW CANYON RD, STE 400 SAN RAMON, CA 94583	Tax Parcel ID No. 049-10-0A-038.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Angela K. Trainor, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Austin Tice and Catherine Tice, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Final Plat of Parmley Cove, Phase II, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20150727-0073286, as corrected by Surveyor's Certificate of Correction of record in Instrument Number 20151228-0130216 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 Angela K. Trainor by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20160809-0082746 Register's Office for Davidson County, Tennessee, dated August 08, 2016 and recorded on August 09, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record as Instrument Number 20150727-0073286, as corrected by Surveyor's Certificate of Correction of record in Instrument Number 20151228-0130216, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130405-0033834, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Anchor Easement of record in Book 5596, Page 797, in the Register's Office for Davidson County, Tennessee.

Charter for Parmely Cove HOA, Inc. of record in Instrument Number 20130925-0100584, in the Register's Office for Davidson County, Tennessee.

Stormwater Maintenance Agreement of record in Instrument Number 20110308-0018355, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 436 Parmley Lane Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of November, 2018.

Angela K. Trainor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Angela K. Trainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of November, 2018.

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON