This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-3293

Karen Y Johnson Davidson County
Batch# 177835 DEEDWARR
12/26/2018 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,578.05
20181226-0125051

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $426,500.00

Stacey Murphy
Affiant

Subscribed and sworn to before me, this the 21st day of December, 2018

Notary Public
My Commission Expires: 3/13/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stacey Murphy Quincey U Murphy 1016B Maynor Ave Nashville, TN 37216	CMG Mortgage, Inc., dba CMG Financial 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	72-6-1K-2.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Kara J. Armstrong, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Stacey Murphy and Quincey U. Murphy, wife and husband**, 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:

BEING a certain private element unit situated in Davidson County, Tennessee, and further known as Unit 1016 B, along with the appurtenant interest in the common elements, of 1016 Maynor Avenue Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 1016 Maynor Avenue Townhomes, of record in Instrument No. 20160929-0102633, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on the site-plan of Units 1016 A & 1016 B, Maynor Avenue, attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1016 Maynor Avenue Townhomes provided in said Declaration, together with the By-Laws appended thereto, the site-plan attached as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Kara J. Armstrong, unmarried by Warranty Deed from Hybrid Phoenix Holdings LLC, a Tennessee limited liability company, dated December 4, 2017, recorded December 11, 2017, of record in Instrument No. 20171211-0126239, Register's Office for Davidson County, Tennessee; and further, being a portion of the property conveyed to Hybrid Phoenix Holdings, LLC by Warranty Deed from Robert A. Johnson, Sr., married, dated May 26, 2016, recorded June 2, 2016, of record in Instrument No. 20160602-0055501, said Register's Office.

This is improved property located at: **1016 B Maynor Avenue, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. The 2018 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 21st day of December, 2018.

GRANTOR:

Kara J. Armstrong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kara J. Armstrong, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of December, 2018.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-20-24

201812260125051

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amanda J. Arthur, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/23/2022

AMANDA J ARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires