WARRANTY DEED

HENRY MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

R-CBB-18-1412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,900.00.

Jessica Maynard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: (Af

Karen Y Johnson Davidson County
Batch# 183694 **DEEDWARR**
01/14/2019 03:35:40 PM 2 pgs
Fees: $13.00 Taxes: $943.13

20190114-0003734

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)
Grady Wring and Jessica Maynard	**CMG Mortgage Inc.**	
(NAME)	(NAME)	
1412 Joe Pyron Drive	**3160 Crow Canyon Road, Ste 400**	**053-13-0-061.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALEX E. ARMSTRONG AND YOLETTE A. ARMSTRONG, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GRADY WRING, UNMARRIED, AND JESSICA MAYNARD, UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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. 137 on the Plan of Kimbolton, Phase I, of record in Book 6900, Pages 276 through 278, inclusive, and as amended in Book 7577, Page 552, 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 Alex E. Armstrong, husband and wife, Yolette A. Armstrong by Warranty Deed from Trevor Eldred and wife, Asenath Eldred of record in Instrument No. 20061102-0136101, Register's Office for Davidson County, Tennessee, dated October 30, 2006 and recorded on November 02, 2006.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Book 6900, Pages 276 through 278, inclusive and amended in Book 7577, Page 553, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7265, Page 655 amended in Book 7464, Page 969, Book 7470, page 126, Book 7799, page 50, and Instrument No. 20060126-0009811, Register's Office for Davidson County, Tennessee.
- Homeowner's Association Charter of record in Book 7483, Page 982, re-recorded in Book 7507, Page 67, Register's Office for Davidson County, Tennessee.
- By-Laws in Instrument 20030226-0025658, Register's Office for Davidson County, Tennessee.
- Deed of Dedication of record in Book 7653, Page 284, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7237, Page 871, 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: **1412 Joe Pyron Drive, 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/our hand(s) this the 9th DAY OF JANUARY, 2019.

Alex E. Armstrong

Yolette A. Armstrong by Alex E. Armstrong as 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, ALEX E. ARMSTRONG, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of January, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEX E. ARMSTRONG, 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 YOLETTE A. ARMSTRONG, and who acknowledged he/she/they executed the same as the free act and deed of the said YOLETTE A. ARMSTRONG.

Witness my hand and official seal, this the 9th of January, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

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