THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 238382 DEEDWARR
06/04/2019 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $961.63
20190604-0053138

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Amy J. Trykowski and Jacob Hardin 114 Acklen Park Drive Nashville, TN 37203	CMG Mortgage, Inc d/b/a/CMG Financial 810 Crescent Centre Drive, Suite 320 Franklin TN 37067	104-02-0B-001.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **David Trykowski and Sue Trykowski, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Amy J. Trykowski and Jacob Hardin, wife and husband** hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1, together with the appurtenant interest in the common elements of Kingston Place Condominiums, a horizontal property regime established by Master Deed and By—laws of record in Book 6423, Page 353, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to David Trykowski and Sue Trykowski, husband and wife, by Warranty Deed from Govindaraj Anumanthan and Sangeetha Vadivelu, husband and wife, of record on September 25, 2015, at Instrument No. 20150925-0097691, Davidson County Register of Deeds.

This property is commonly known as 114 Acklen Park Drive, Nashville, TN 37203.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 30TH **day of May, 2019:**

David Trykowski

Sue Trykowski

STATE OF VIRGINIA

COUNTY OF Prince William

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David Trykowski** and **Sue Trykowski**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30 day of May, 2019:

Notary Public

My Commission Expires: 09/30/2022

ELLEN LOUISE SWINTON
Notary Public
Commonwealth of Virginia
Registration No. 325261
My Commission Expires Sep 30, 2022

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$259,900.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 30th DAY OF May, 2019:

Notary Public

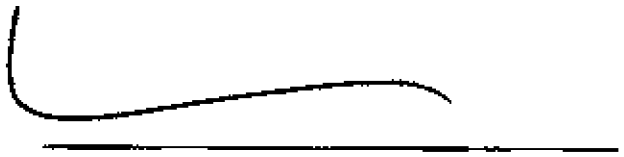
My Commission Expires: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

201906040053138

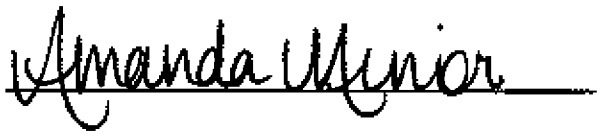
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

