ADDRESS NEW OWNER:
Kimberly Atkins
and Christopher Ark
2021 Traemoor Village Drive
Nashville, TN 37209

SEND TAX BILL TO:
CMC Funding, Inc.
804 Green Valley Road, Suite 106
Greensboro, NC 27408

MAP & PARCEL NOS.:
114-07-0 A 39 CO

BILL GARRETT, Davidson County
Trans:T20130044480 DEEDWARR
Recvd: 05/29/13 09:19 2 pgs
Fees:13.00 Taxes:728.90
20130529-0053806

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Michelle Moore FKA Michelle A. Kilpatrick, a married woman** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Kimberly Atkins, a single woman, and Christopher Ark, a single man** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 39 on the plan of The Townhomes of Traemoor Village, as shown on Exhibit "A-1" of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 200700323-0035561, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michelle A. Kilpatrick, an unmarried woman, from Beazer Homes Corp., a Tennessee Corporation, by Warranty Deed recorded on April 3, 2008, in Instrument No. 20080403-0033538, Register's Office for Davidson County, Tennessee. Michelle A. Kilpatrick has since married Daren Moore and is now known as Michelle Moore.

Daren Moore, husband ouf Michelle Moore, joins in this Warranty Deed to convey any and all interest that he may have in said property including but not limited to any marital interests therein.

This is property with a common address of **2021 Traemoor Village Drive, Nashville, TN 37209**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20070607-0068258, Register's Office for &*V28& County, Tennessee; (3) Declaration of Covenants, Conditions, and Restrictions, of record in Instrument No. 20070323-0035561; 20080318-0027145; and 20080808-0081934, said Register's Office; (4) By-Laws in Instrument No. 20080318-0027145, said Register's Office; (5) Charter for Homeowners Association in Instrument No. 20081219-0121382, said Register's Office; (6) Stormwater Detention Agreement in Instrument No. 20061017-0128855, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of May, 2013.

Michelle Moore FKA Michelle A. Kilpatrick

Michelle Moore FKA Michelle A. Kilpatrick

Daren Moore

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Michelle Moore FKA Michelle A. Kilpatrick and husband, Daren Moore,** with whom I am personally acquainted, or who 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 at office this **28th** day of **May 2013.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1305-084

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $197,000.00.

Affiant

Subscribed and sworn before me this 28th day of May, 2013.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017