THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13060110**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $199,900.00. Affiant Subscribed and sworn to before me, this 26th day of June, 2013. Notary Public My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

BILL GARRETT, Davidson County
Trans:T20130058287 DEEDWARR
Recvd: 07/09/13 11:42 2 pgs
Fees:13.00 Taxes:739.63

20130709-0070849

WARRANTY DEED

Address New Owner: Kevin Burke and Maria Burke 2026 Traemoor Village Drive Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 114-07-0-A 007.00 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, **Laura S. Miller and Nicholas K. Miller, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin J. Burke and Maria Burke, 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:

Located in Davidson County, Tennessee: Being Unit 7, The Townhomes of Traemoor Village, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070323-0035561, as amended in Instrument No. 20080808-0081934, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Laura S. Miller and husband, Nicholas K. Miller by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, recorded on the 5th day of August, 2008 in Instrument No. 20080805-0080753, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TRAEMOOR VILLAGE, as recorded in Instrument No. 20070607-0068258.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070323-0035561, amended and restated at Instrument No. 20080318-0027145, amended at Instrument No. 20080808-0081934.

Charter of Homeowners Association recorded at Instrument No. 20081219-0121382.

Easement recorded in Book 7142, Page 463 and Book 7847, Page 385.

Quitclaim Deed to Homeowners Association recorded at Instrument No. 20070725-0088225.

Quitclaim Deed to Homeowners Association for Common Elements, Open Spaces and Common

This is improved property located at 2026 Traemoor Village Drive Nashville TN 37209

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 26th day of June, 2013.

Laura S. Miller

Nicholas K. Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Laura S. Miller and Nicholas K. Miller, with whom I am personally acquainted, and who acknowledged that they have executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014