Davidson County DEEDWARR Recvd: 11/06/13 15:23 3 pgs Fees:18.00 Taxes:939.80 **20131106-0115371**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00 Affiant Subscribed and sworn to before me, this 4th DAY OF November, 2013. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) 6-26-16

WARRANTY DEED

G-VRES-13-2056

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Sternstein	Suntrust Mortgage	
2056 Traemoor Village Drive	(NAME) 901 Semmes Ave RVW5093	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Richmond VA 23224	114-7-A-20.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we AARON K. KRATOHVIL AND ASHLEY E. HUBARTT N/K/A ASHLEY E. KRATOHVIL, HUSBAND AND WIFE , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEREMY STERNSTEIN AND CHERYL H. ROBERTSON, HUSBAND AND WIFE , hereinafter called the Grantee(s), their heirs 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 UNIT NO. 20 ON THE PLAN OF TOWNHOMES OF TRAEMOOR VILLAGE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS SHOWN OF RECORD AS EXHIBIT "A-1" OF THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE TOWNHOMES OF TRAEMOOR VILLAGE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, RECORDED AS INSTRUMENT NO. 20080318-0027145, AMENDING AND RESTATING INSTRUMENT NUMBER 20070323-0035561 AND AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE TOWNHOMES OF TRAEMOOR VILLAGE RECORDED AS INSTRUMENT NO. 20080808-0081934, BOTH IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO AARON K. KRATOHVIL, AN UNMARRIED MAN AND ASHLEY E. HUBARTT, AN UNMARRIED WOMAN BY WARRANTY DEED FROM BEAZER HOMES CORP., A TENNESSEE CORPORATION, RECORDED ON THE 2ND DAY OF DECEMBER, 2009 IN INSTRUMENT NO. 20091202-0110363, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

AARON K. KRATOHVIL AND ASHLEY E. HUBARTT HAVING SINCE MARRIED. ASHLEY E. HUBARTT IS NOW KNOWN AS ASHLEY E. KRATOHVIL.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN INSTRUMENT NO. 20070607-0068258; ALL MATTERS AND EXHIBIT A-1 OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NOS. 20070323-0035561, 20080318-0027145 AND 20080808-0081934 BY-LAWS OF RECORD IN INSTRUMENT NO. 20080318-0027145; CHARTER OF RECORD IN INSTRUMENT NO. 20081219-0121382; EASEMENT OF RECOD IN BOOK 7142, PAGE 463 AND BOOK 7847, PAGE 385; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20061017-0128855; QUITCLAIM DEED TO HOA OF RECORD IN INSTRUMENT NO. 20070725-0088225; QUITCLAIM DEED TO HOA FOR OPEN SPACE OF RECORD IN INSTRUMENT NO. 20080819-0085122 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 2056 Traemoor Village Drive, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 4th day of November, 2013.

Aaron K. Kratohvil

Ashley E. Kratohvil

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aaron K. Kratohvil and Ashley E. Kratohvil, the within named bargainor, 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 the 4th day of November, 2013.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

True Copy Certification

I, Cheryl Dillon, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ryan Rafoth, a notary public for this county and state, Cheryl Dillon, 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: 6-26-16
Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY