WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140014146 DEEDWARR
Recvd: 02/28/14 13:07 2 pgs
Fees:13.00 Taxes:869.50
20140228-0017395

R-KW-14-2080

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF February, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

(AFFIX SEAL)

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
Gayle Reed	new owner (NAME)	
2080 Traemoor Village Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		114-07-0A-081.00
(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, I/we LESA EDEN, A SINGLE PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GAYLE REED AND MARTIN JOHNSON, WIFE AND HUSBAND, 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. 81 ON THE PLAN OF TOWNHOMES OF TRAEMOOR VILLAGE, AS ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20070323-0035561, AS AMENDED AND RESTATED IN INSTRUMENT NO. 20080318-0027145, AND AS SHOWN AS AN EXHIBIT PLAT TO THE AMENDMENT IN INSTRUMENT NO. 20080808-0081934 , 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 LESA EDEN, A SINGLE PERSON BY DEED FROM BEAZER HOMES CORP., A TENNESSEE CORPORATION OF RECORD IN BOOK 20110420-0030529, PAGE , REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 8, 2011 RECORDED ON APRIL 20, 2011.

THIS CONVEYANCE IS SUBJECT TO A) 2014 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER(S) 20070323-0035561, AMENDED AND RESTATED IN INSTRUMENT NO. 20080318-0027145 WITH AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT NO. 20080808-0081934, 20070725-0088225, 20080819-0085122, 20081219-0121382, 20070607-0068258, 20061017-0128855, 20060711-0083332, AND IN BOOK 7142, PAGE 463. SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2080 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 24th day of February, 2014.

Lesa Eden

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lesa Eden, 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 24th day of February, 2014.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
MARY FRANCES RUDY

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