# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140033030 DEEDWARR
Recvd: 05/13/14 10:27 2 pgs
Fees:13.00 Taxes:895.40

20140513-0040803

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2014

KAYLA E. LODGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 8/3/2014 (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Hsiao Tseng | NEW OWNER | Map 114-7-A |
| (NAME) | (NAME) | |
| 2028 Traemoor Village Drive | | Parcel 8 CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SARITA B. DAVE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HSIAO TSENG AND LANDON COOK,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 8 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.20070323-0035561, as amended in Instrument #20080318-0027145 and in Instrument #20080808-0081934, and according to Plat of record in Instrument #20070607-0068258, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the property conveyed to Sarita B. Dave, Unmarried, by deed from Beazer Homes Corp., a Tennessee corporation, of record in Instrument No. 20090529-0049501, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20070607-0068258, said Register's Office; and (c) restrictive covenants of record in Instrument 20070323-0035561, Instrument No. 20080318-0027145 and Instrument No. 20080808-0081934, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2028 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 24th day of April, 2014.

Sarita B. Dave

Sarita B. Dave

STATE OF NEBRASKA
COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarita B. Dave, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Omaha, Nebraska, this 24 day of April, 2014.

Commission expires: March 27, 2016

Notary Public

NICK KLEIN
General Notary
State of Nebraska
My Commission Expires Mar 27, 2016

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066