MFB 14-2439

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14040672**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $244,000.00. Tammie Thomas Affiant Subscribed and sworn to before me, this 9th day of May, 2014. Carla Johnson Notary Public My Commission Expires: 11.23.2015

CARLA JOHNSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20140033117 DEEDWARR
Recvd: 05/13/14 12:26 2 pgs
Fees:13.00 Taxes:902.80
20140513-0040896

WARRANTY DEED

Address New Owner: Tammie Thomas 2051 Traemoor Village Drive Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 114070A03000CO

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, **Steven Gemmill, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tammie Thomas, unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 30 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; amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plat to the amendment in Instrument No: 20080808-0081934, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation to Steven Gemmill and Marcie L. Gemmill, husband and wife as recorded on the 7th day of July, 2010 in Instrument No. 20100707-0053276 and as corrected by Scrivener's Affidavit as recorded on the 27th day of September, 2010 in Instrument No. 20100927-0076553, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Marcie L. Gemmill, unmarried to Steven Gemmill, unmarried as recorded on the 8th day of May, 2014 in Instrument No. 20140508-0037348.

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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE TOWNHOMES OF TRAEMOOR VILLAGE, as recorded in Instrument No. 20070607-0068258, Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions of record in Instrument Nos. 20070323-0035561, 20080318-0027145 and 20080808-0087934.

Covenants, Conditions and Restrictions recorded in Instrument Nos. 20070323-0035561, 20080318-0027145 and 20080808-0081934.

Terms and provisions of by-Laws recorded in Instrument No. 20080318-0027145.

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

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

Storm Water Detention Agreement, recorded at Instrument No. 20061017-0128855.

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

Quitclaim Deed to Homeowners Association for Common Space recorded at Instrument No. 20080819-0085122.

This is improved property located at 2051 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 9th day of May, 2014.

Steven Gemmill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven Gemmill, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of May, 2014.

Notary Public

My Commission Expires: _____

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

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122