WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(AFFIX SEAL)

JANE GRAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

B-KW-14-2324

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Connie T. Azumaya	Same address	
(NAME)	(NAME)	
2324 Traemoor Village Place	as new Owner	**114-07-0A 091.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 **JARED L. LEIFERT AND JILL M. PRESLEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CONNIE T. AZUMAYA** *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:

*a married person

Land in Davidson County, Tennessee, being Unit No. 91 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 to Jared L. Leifert and Jill M. Presley, husband and wife by deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20111004-0076935 Register's Office for Davidson County, Tennessee, dated September 30, 2011 and recorded on October 04, 2011.

This conveyance is subject to:

- Taxes for the year 2014 a lien, not yet due and payable.
- All matters shown on the Boundary Plat of Traemoor Village in Instrument 20070607-0068258, Register' s Office for Davidson County, Tennessee.
- All matters shown on the Plan of Townhomes of Traemoor Village as shown as Exhibit "A1 " of the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20070323-0035561 amended in Instrument No. 20080318-0027145 amended in Instrument No. 20080808-0081934, Register' s Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070323-0035561, amended and restated in Instrument No. 20080318-0027145 amended in Instrument No. 20080808-0081934, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area in Instrument No. 20070725-0088225 and Instrument No. 20080819-0085122, Register's Office for Davidson County, Tennessee.
- Dedication of Public Utilities Easement in Book 7142, page 463, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument No. 20061017-0128855, Register's Office for Davidson County, Tennessee.
- Subject to Tennessee Valley Authority (TVA) Transmission Line Easement in Deed of record in Instrument No. 20060711-0083332, Register's Office for Davidson County, Tennessee.
- Application to Combine Parcels in Instrument No. 20061108-0138743, Register's Office for Davidson County, Tennessee.
- Articles of Amendment to Charter for HOA in Instrument No. 20081219-0121382, Register' s Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

BILL GARRETT, Davidson County
Trans:T20140044993 DEEDWARR
Recvd: 06/25/14 10:15 2 pgs
Fees:13.00 Taxes:958.30

20140625-0055444

This is **improved** property known as: **2324 Traemoor Village Place, Nashville, Tennessee 37209**.

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 the 23rd DAY OF JUNE, 2014.

Jared L. Leifert

Jill M. Presley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JARED L. LEIFERT, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of June, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JILL M. PRESLEY, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of June, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RETURN TO:
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