GSRM
BOX 44

BILL GARRETT, Davidson County
Trans:T20140060355 DEEDWARR
Recvd: 08/15/14 14:34 2 pgs
Fees:13.00 Taxes:906.50
20140815-0074157

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $245,000.00. Curtis E. Spann Affiant Subscribed and sworn to before me, this 15th day of August, 2014. William T. Smith Notary Public My Commission Expires: 11-6-2017

WILLIAM T. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 6, 2017

Address New Owner As Follows: Curtis E. Spann 877 W. Hillwood Dr. Nashville, TN 37205	Send Tax Bills To: New Owner	Map-Parcel Number: 114-07-A-038.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMANDA TIDMORE AND LISA J. ZIMMERMAN, both unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CURTIS E. SPANN AND KATHERINE M. HUDGINS, as tenants in common with the right of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 38, as shown on Exhibit "A-1" of the Declaration of Covenants, Conditions and Restrictions of The Townhomes of Traemoor Village, of record In Instrument No. 20070323-0035561, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amanda Tidmore and Lisa J. Zimmerman, by deed from Beazer Homes Corp., a Tennessee corporation, of record in Instrument No. 20080404-0034454, dated March 28, 2008, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee(s). By acceptance of delivery of this instrument, Grantee(s) assume(s) and agree(s) to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor(s) from liability and loss therefrom.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20070323-0035561, amended in Instrument No. 20080318-0027145 and Instrument No. 20080808-0081934, said Register's Office.

3. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **2023 Traemoor Village Drive, Nashville, TN 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 Grantees, their heirs and assigns, forever; and Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 15th day of August, 2014.

Amanda Tidmore

Lisa J. Zimmerman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amanda Tidmore and Lisa J. Zimmerman, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of August, 2014

(Seal)

Notary Public

My Commission Expires: 11-6-2017