NEW OWNER:

Traci Samczyk
481 Prospect Circle
South Pasadena, CA 91030

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 14-0658

Map 114 Group 07-0-A Parcel 010.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140062678 DEEDWARR
Recvd: 08/25/14 09:52 2 pgs
Fees:13.00 Taxes:851.00
20140825-0077145

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thirty Thousand and 00/100 Dollars ($230,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HOLLY BROOKS, unmarried,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **TRACI LINN SAMCZYK, a single person,** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 10 on the Plan of The Townhomes of Traemoor Village, as shown on Exhibit "A-1" of the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Traemoor Village, a Horizontal Property Regime with Private Elements of record in Instrument No. 20070323-0035561, and amended in Instrument No. 20080318-0027145 and Instrument No. 20080808-0081934, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Holly Brooks, unmarried, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated July 25, 2008, and of record in Instrument No. 20080728-0077095, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2032 Traemoor Village Drive, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 19 day of **August, 2014**.

Holly Brooks
HOLLY BROOKS

By: Brina Mathis, AIF
BRINA MATHIS, ATTORNEY-IN-FACT

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, BRINA MATHIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as Attorney-In-Fact for, HOLLY BROOKS, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office 19 day of **August, 2014**.

Jessica N. Brooks
NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ 230,000.00 .

Codesta Thomas
AFFIANT

Sworn to and subscribed to before me 19 day of **August, 2014**.

Jessica N. Brooks
NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY