WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-SR-14-2024

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)
Ashby Trice Gibbons and Paul E. Shaw	**Same As New Owner**	
(NAME)	(NAME)	
2024 Traemoor Village Drive	**Same as New Owner**	**114-07-0A-006.00 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 **MARJORIE MARTIN PRATHER AND JOHN PRATHER, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ASHBY TRICE GIBBONS AND PAUL E. SHAW,** 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:

Land in Davidson County, Tennessee, being Unit 6, THE TOWNHOMES OF TRAEMOOR VILLAGE, as shown in "Exhibit C" of Instrument No. 20080318-0027145, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Margie Martin and John Prather, wife and husband by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, recorded on the 5th day of August, 2008 in Instrument No. 20080805-0080377, in the Register's Office of Davidson County, Tennessee.

Margie Martin is now known as Marjorie Martin Prather.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE TOWNHOMES OF TRAEMOOR VILLAGE, as recorded in "Exhibit C" of Instrument No. 20080318-0027145, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20070323-0035561, amended at Instrument Nos. 20080318-0027145 and 20080808-0081934, Register's Office for Davidson County, Tennessee.
- Charter of Townhomes of Traemoor Village Homeowners Association, Inc. recorded at Instrument No. 20081219-0121382.
- Easement for Harpeth Valley Utility District, recorded in Book 7142, Page 463.
- Conveyance of common area recorded at Instrument No. 20070725-0088225.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2024 Traemoor Village Drive, 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.

BILL GARRETT, Davidson County
Trans:T20140071064 DEEDWARR
Recvd: 09/23/14 10:24 2 pgs
Fees:13.00 Taxes:888.00
20140923-0087134

Witness my/our hand(s) this the 19th DAY OF SEPTEMBER, 2014.

Marjorie Martin Prather

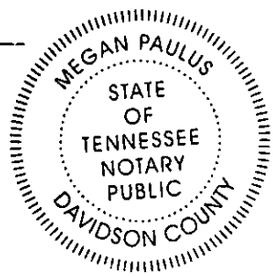
John Prather

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARJORIE MARTIN PRATHER AND JOHN PRATHER, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of September, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



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