BILL GARRETT, Davidson County
Trans:T20150009581 DEEDWARR
Recvd: 02/06/15 13:22 2 pgs
Fees:13.00 Taxes:994.93
20150206-0011373

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-1187

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of January, 2015

Notary Public
Commission Expires: 3/21/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rebecca Marshall 2076 Traemoor Village Drive Nashville, TN 37209	NEW OWNER /	114-07-0A-079.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Clarke J. Halfman and Judith H. Halfman, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rebecca Marshall

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit Number 79 of Townhomes of Traemoor Village, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20070323-0035561; amended and restated in Instrument Number 20080318-0027145 and further amended in Instrument Number 20080808-0081934, and as shown as an Exhibit Plat to the amendment in Instrument Number 20080808-0081934, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Clarke J. Halfman and Judith H. Halfman, husband and wife, by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, dated 10/6/10 and recorded 10/15/10 in Instrument Number 20101015-0082695, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2076 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 we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of January, 2015.

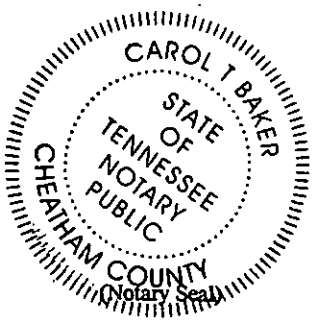
Clarke J. Halfman

Judith H. Halfman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Clarke J. Halfman and Judith H. Halfman** 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 at Nashville, Tennessee this 29th day of January, 2015.



Notary Public
My Commission Expires: 3/24/17