Return To
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, TN 37027

# WARRANTY DEED

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $265,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF APRIL, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

**THIS INSTRUMENT PREPARED BY**
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1096B

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Roger D. Harwell and Terry Harwell | New Owner | 114-07-0A-104.00-CO |
| 2335 Traemoor Village Place | | |
| Nashville, TN 37209 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**KELLY PADGETT, AN UNMARRIED WOMAN, AND AND RACHEL ANNE FAJARDO, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**ROGER D. HARWELL AND TERRY HARWELL, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTEE(S), 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 No. 104 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 Kelly Padgett, an unmarried woman, and Rachel Anne Fajardo, an unmarried woman, as joint tenants with right of survivorship by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20121228-0119697 Register's Office for Davidson County, Tennessee, dated December 21, 2012 and recorded on December 28, 2012. Rachel Anne Fajardo and Rachael Anne Fajardo are one in the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20070607-0068258, Register's Office of 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 of record in Instrument Number 20070725-0088225 and Instrument No. 20080819-0085122, in the Register's Office for DavidsonCounty, Tennessee.

Dedication of Public Utilities Easement of record in Book 7142, Page 463, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20061017-0128855, in the Register's Office for DavidsonCounty, Tennessee.

Subject to a Tennessee Valley Authority (TVA) Transmission Line Easement as reference in Warranty Deed of record in Instrument Number 20060711-0083332, in the Register's Office for DavidsonCounty, Tennessee.

Application to Combine Parcels of record in Instrument Number 20061108-0138743, in the Register's Office for DavidsonCounty, Tennessee.

Articles of Amendment to the Charter of the Townhomes of Traemoor Homeowners Association, Inc. of record in Instrument Number 20081219-0121382, in the Register's Office for DavidsonCounty, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150034519 DEEDWARR
Recvd: 05/05/15 13:45 2 pgs
Fees:13.00 Taxes:980.50
20150505-0040920

Subject to rights of others in and to the common areas and/or elements.

This is property known as 2335 Traemoor Village Place, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 hand on the 29th day of April, 2015.

Kelly Padgett, By: Rachel Anne Fajardo, Attorney-In-Fact

Kelly Padgett

By: Rachael Anne Fajardo, Attorney-In-Fact

Rachael Anne Fajardo

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared RACHAEL ANNE FAJARDO, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of KELLY PADGETT for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for KELLY PADGETT, and is authorized by KELLY PADGETT to execute this instrument on her behalf.

Witness my hand and official seal, this 29th day of April, 2015.

Notary Public

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

My Commission Expires: 10/2/17

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, RACHAEL ANNE FAJARDO, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of April, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

**File #: 15-1096B**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**278 Franklin Road, Ste. 190**

**Brentwood, TN 37027**