WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150036992 DEEDWARR
Recvd: 05/13/15 10:13 2 pgs
Fees:13.00 Taxes:1017.13
20150513-0043816

B-KW-15-2215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10-15-2017
(AFFIX SEAL)

M. LYNN BODDEN NOTARY PUBLIC AT LARG WILLIAMSON CO., TENN.

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)
Marty Muscatello	**New owner**	
(NAME) **2215 Traemoor Village Way**	(NAME)	**114-07-0A-069.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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 **ADERIBIGBE O. ALALADE, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARTIN E. MUSCATELLO AND ANDREA L. MUSCATELLO, HUSBAND AND WIFE,** 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 No. 69 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 Aderibigbe O. Alalade, a single person by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20121004-0091209 Register's Office for Davidson County, Tennessee, dated September 28, 2012 and recorded on October 04, 2012. Aderibigbe O. Alalade, having since married. His wife, Hermica Buckner joins in the execution of this instrument for the purpose of conveying his/her marital interests if any in the subject property.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- All matters shown on the Boundary Plat of Traemoor Village in Instrument 200706070068258, Register' s Office for 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 in Instrument No. 20080318-0027145 amended in Instrument No. 20080808-0081934, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Articles of Amendment to Charter for HOA of record in Instrument Number 20081219-0121382, in the Register's Office for DavidsonCounty, 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 Tennessee Valley Authority (TVA) Transmission Line Easement in Deed of record in Instrument Number 20060711-0083332, Register's Office for Davidson County, Tennessee.
- Application to Combine Parcels of record in Instrument Number 20061108-0138743, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2215 Traemoor Village Way , 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.

Witness my/our hand(s) this the 11th DAY OF MAY, 2015.

Aderibigbe O. Alalade

Hermica Buckner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADERIBIGBE O. ALALADE AND HERMICA BUCKNER, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of May, 2015.

Notary Public
My Commission Expires: 1-9-18
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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