WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M151272

BILL GARRETT, Davidson County
Trans:T20150041105 DEEDWARR
Recvd: 05/28/15 08:14 2 pgs
Fees:13.00 Taxes:895.40
20150528-0048798

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$242,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of May, 2015.

Notary Public

My commission expires:

(AFFIX SEAL)

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 13, 2016

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Timothy R. Green	**The State Bank**	**Map 114-07-0-A Parcel 099.00co**
2396 Waterford Way	**101 N. Leroy St.**	
Davison, MI 48423	**Fenton, WI 48430**	

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

Paul Pradat and Angela Barrier Pradat, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy R. Green, a married man

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 No. 99 on the Plan of The Townhomes of Traemoor Village, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions, Restrictions and By-Laws of the Townhomes of Traemoor Village, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070323-0035561, amended and restated in Instrument No. 20080318-0027145 and further amended in Instrument No. 20080808-0081934, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Townhomes of Traemoor Village, shown on Exhibit "A-1" to the amended and restated Declaration of Covenants, Conditions, Restrictions and By-Laws, of record in Instrument No. 20080808-0081934, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Paul Pradat, by Deed dated June 29, 2011 from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20110701-0050692, Register's Office for Davidson County, Tennessee.

Angela Barrier Pradat, spouse of the above named Paul Pradat, joins in this conveyance for the purpose of releasing any and all rights he/she may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described property parcel is subject to the following: 1) The Plan of record as set out on Exhibit "A-1" to the Amendment to the amended and restated Declaration as shown in Instrument No. 20080808-0081934, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement to The Tennessee Electric Power Co. of record in Book 787, Page 3, said Register's Office. 3) Dedication of Public Utilities Easement of record in Book 7142, Page 463, said Register's Office. 4) All matters shown on the Plan of Sawyer Brown Road Right-of-Way Dedication for Traemoor Village of record in Instrument No. 20070607-0068258, said Register's Office. 5) Conveyance of Open Space to The Townhomes of Traemoor Village Homeowners' Association, Inc., of record in Instrument No. 20070725-0088225 and Instrument No. 20080819-0085122, said Register's Office. 6) Stormwater Detention Agreement of record in Instrument No. 20061017-012885, said Register's Office. 7) Declaration of Covenants, Conditions, Restrictions and By-Laws of The Townhomes of Traemoor Village, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070323-0035561, and amended and restated in Instrument No. 20080318-0027145, and further amended in Instrument No. 20080808-0081934, Register's Office for Davidson County, Tennessee. 8) Amended Charter of The Townhomes of Traemoor Village Homeowners' Association, Inc., of record in Instrument No. 20081219-0121382, Register's Office for Davidson County, Tennessee.

This is improved (__x__) Unimproved (____) property, known as **2349 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 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 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 15th day of May, 2015.

Paul Pradat

Angela Barrier Pradat

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Paul Pradat,** the within named seller, 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 at Nashville, Tennessee, this 15th day of **May, 2015.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires:

STATE OF ALABAMA)
COUNTY OF Madison)

Personally appeared before me, a Notary Public of said County and State, **Angela Barrier Pradat,** the within named seller, 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 at Huntsville Alabama, this **15th** day of **May, 2015.**

Dorothy Boston
Notary Public

My Commission Expires: 2/25/18

DOROTHY BOSTON NOTARY PUBLIC STATE AT LARGE ALABAMA