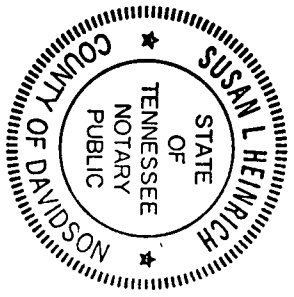
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 4-10-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jennifer Brown	U.S. Bank. N.A.	114 07 0A 058.00
(NAME)	(NAME)	
2113 Traemoor Village Ct	3180 Rider Trail South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Earth City, MO 63045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Eighty-Three Thousand Four Hundred And No/100 Dollars ($283,400.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Timothy John Freeman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jennifer Brown, a single woman**, 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. 58 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 a part of the same property conveyed to Beazer Homes Corp., a Tennessee Corporation by Special Warranty Deed from Louise McRedmond Investment Group, L.P., a Tennessee limited partnership, dated June 6, 2006 and recorded July 11, 2006 as Instrument No. 20060711-0083332, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Timothy John Freeman, unmarried by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated July 22, 2013 and recorded July 26, 2013 as Instrument No. 20130726-0077426, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-151987

BILL GARRETT, Davidson County
Trans:T20150042711 DEEDWARR
Recvd: 06/02/15 08:59 2 pgs
Fees:13.00 Taxes:1048.58
20150602-0050836

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2113 Traemoor Village Ct, 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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this 26th day of May, 2015.

Timothy John Freeman

STATE OF TENNESSEE

COUNTY OF

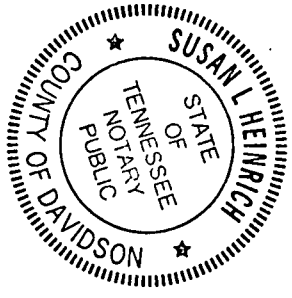
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Timothy John Freemanthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of May, 2015.

Notary Public

My Commission Expires: 9-10-18

(SEAL)



File Number: GRN-151987