BILL GARRETT, Davidson County
Trans: T20150059423 DEEDWARR
Recvd: 07/21/15 11:43 2 pgs
Fees: 13.00 Taxes: 924.63
20150721-0071357

WARRANTY D[illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $249,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF JULY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1265B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Betty Peacock	Franklin American Mortgage	114070A10100CO
2345 Traemoor Village Place	501 Corporate Centre Dr. #400	
Nashville, TN 37209	Franklin, TN 37067	

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,

MELANIE A. ORTLEB AND HUSBAND, DAVID C. ORTLEB

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

BETTY PEACOCK, AN UNMARRIED WOMAN

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. 101 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 Melanie A. Ortleb and husband, David C. Ortleb by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20120425-0035517 Register's Office for Davidson County, Tennessee, dated April 16, 2012 and recorded on April 25, 2012.

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 in Instrument No 20080318-0027145 and Instrument No. 20080808-0081934, Register's Office for Davidson County, Tennessee.

Conveyance of Common Areas to the Townhomes of Traemoor Village Homeowners Association, Inc., a Tennessee non-profit corporation of record in Instrument No. 20070725-0088225, and in Quit Claim filed in Instrument Number 20080819-0085122, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Instrument Number 20081219-0121382, in the Register's Office for DavidsonCounty, Tennessee.

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

Subject to all matters shown on the Plan of Sawyer Brown Road Right-of-Way Dedication for Traemoor Village of record in Instrument No. 20070607-0068258, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20061017-0128855, Register's Office for Davidson County, Tennessee.

Subject to any and all visible easements lying on and across the property, including but not limited to a Tennessee Valley Authority (TVA) transmission line easement, as referenced in the Special Warranty Deed of record in Instrument No. 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.

This is property known as 2345 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 _____ day of July, 2015.

X _____

Melanie A. Ortleb

X _____

David C. Ortleb

STATE OF NEBRASKA

COUNTY OF Douglas

Personally appeared before me, a Notary Public of said County and State, MELANIE A. ORTLEB AND DAVID C. ORTLEB, 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 14th day of July, 2015.

_____

Notary Public

My Commission Expires: 9.08.2018

GENERAL NOTARY - State of Nebraska
TANNER K JOHNSTON
My Comm. Exp. Sept. 8, 2018

File #: 15-1265B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027