THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15084958** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018 J ANDERSON TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $256,000.00. Affiant Subscribed and sworn to before me, this 1st day of September, 2015. Notary Public My Commission Expires: 9/10/18

WARRANTY DEED

Address New Owner: Bipinchandra Butala and Sohini Butala 2068 Traemoor Village Dr Nashville TN 37209-5054	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 114-07-A-75.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pamela Finley n/k/a Pamela Finley Kubal, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bipinchandra Butala and Sohini Butala, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 75 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 Pamela Finley, an unmarried woman by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, recorded on the 29th day of September, 2010 in Instrument No. 20100929-0077595, in the Register's Office of Davidson County, Tennessee. Said property was never the marital residence of Pamela Finley.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE TOWNHOMES OF TRAEMOOR VILLAGE, as recorded in Instrument No. 20070607-0068258, Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions of record in Instrument Nos. 20070323-0035561, 20080318-0027145 and 20080808-0087934.

BILL GARRETT, Davidson County
Trans:T20150074964 DEEDWARR
Recvd: 09/02/15 13:58 2 pgs
Fees:13.00 Taxes:947.20
20150902-0089471

Covenants, Conditions and Restrictions recorded in Instrument Nos. 20070323-0035561, 20080318-0027145 and 20080808-0081934.

Terms and provisions of by-Laws recorded in Instrument No. 20080318-0027145.

Charter of Homeowners Association amended at Instrument No. 20081219-0121382.

Easement to State of Tennessee recorded in Book 7847, Page 385.

Easement for Public Utilities recorded in Book 7142, Page 463.

Storm Water Detention Agreement, recorded at Instrument No. 20061017-0128855.

Quitclaim Deed to Homeowners Association, recorded at Instrument No. 20070725-0088225.

Quitclaim Deed to Homeowners Association for Common Space recorded at Instrument No. 20080819-0085122.

This is improved property located at 2068 Traemoor Village Dr Nashville TN 37209-5054

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of September, 2015.

Pamela Finley Kubal

Pamela Finley n/k/a Pamela Finley Kubal

STATE OF FLORIDA)
COUNTY OF Hillsborough)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Pamela Finley n/k/a Pamela Finley Kubal, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of September, 2015.

Carley A Pietz

Notary Public

My Commission Expires: 9/17/17

NOTARY PUBLIC STATE OF FLORIDA (407) 398-0153
CARLEY A PIETZ
MY COMMISSION #FF054959
EXPIRES September 17, 2017
FloridaNotaryService.com