WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150101803 DEEDWARR
Recvd: 12/02/15 09:09 2 pgs
Fees:13.00 Taxes:1024.90
20151202-0121316

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

B-PH-15-2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/21/17
(AFFIX SEAL)

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)
Justin Darby and Michelle Darby	New owner	
(NAME)	(NAME)	**114-07-0A-009.00-CO**
2030 Traemoor Village Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-5054		
(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 **MARIA L. KENNEDY, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JUSTIN DARBY AND MICHELLE DARBY, 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. 9 of The Townhomes of Traemoor Village, as shown on Exhibit "A-1" of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080318-0027145, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Darren H. Kennedy and Maria L. Kennedy, husband and wife by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20080730-0077888 Register's Office for Davidson County, Tennessee, dated July 28, 2008 and recorded on July 30, 2008. Darren H. Kennedy and Maria L. Kennedy, having since divorced as evidenced by Final Decree filed October 22, 2014, in Docket No.13D244, in the Third Circuit Court for Davidson County, Tennessee. Darren H. Kennedy having since conveyed his interest in said property to Maria L. Kennedy by Quitclaim Deed recorded simultaneously herewith in Instrument No. 20151202-0121315, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
• Taxes for the year 2015 a lien, due and payable, but not delinquent.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of The Townhomes of Traemoor Village, of record in Instrument Number 20070323-0035561, as Amended and Restated with By-Laws of The Townhomes of Traemoor Village Homeowners Association, Inc., appended thereto, in Instrument Number20080318-0027145, and as further amended by Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded as Instrument Number 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.
• Charter of The Townhomes of Traemoor Village Homeowners Association, Inc., of record in Instrument Number 20081210-0121382, 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 Number 20070607-0068258, 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 Number 20070725-0088225, Register's Office for Davidson County, 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 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 Number 20060711-0083332, Register's Office for Davidson County, Tennessee.
- Application to Combine Parcels of record in Instrument Number 20061108-0138743, Register's Office for Davidson County, 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: **2030 Traemoor Village Drive , Nashville, Tennessee 37209-5054**.

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 23rd DAY OF NOVEMBER, 2015.

Maria L. Kennedy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIA L. KENNEDY, 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 23rd of November, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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