WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1600 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jessica N. Torelli and Evan D. Roane	New Owner	114 07 0A 108.00
(NAME)	(NAME)	
2327 Traemoor Village Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty Thousand And No/100 Dollars ($260,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Amanda N. Neighbors, married, formerly known as Amanda N. Simmons**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jessica N. Torelli, unmarried and Evan D. Roane, unmarried, joint tenants with the right of survivorship**, 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. 108 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 Amanda N. Simmons, an unmarried woman by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation dated December 21, 2012 and recorded December 28, 2012 as Instrument No. 20121228-0119706, in said Register's Office for Davidson County, Tennessee. Amanda N. Simmons, now being known as Amanda N. Neighbors.

Patrick B. Neighbors, husband of Amanda N. Neighbors hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest he may have in and to the subject property by reason of his marital status or otherwise.

File Number: FRN-160772SSO

BILL GARRETT, Davidson County
Trans:T20160017356 DEEDWARR
Recvd: 03/02/16 15:15 2 pgs
Fees:13.00 Taxes:962.00
20160302-0020157

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 2327 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, 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 February, 2016.

Amanda N. Neighbors

Patrick B. Neighbors

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Amanda N. Neighbors and Patrick B. Neighbors, wife and husband, the 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 February, 2016.

Notary Public

My Commission Expires: 3-25-

(SEAL)

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-160772SSO