(2)

BILL GARRETT, Davidson County
Trans:T20160055913 DEEDWARR
Recvd: 06/30/16 11:48 2 pgs
Fees:13.00 Taxes:1072.63
20160630-0066955

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $289,900.00.

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2016.

Notary Public

My commission expires: 6/22/20

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Derry Harper	BancorpSouth Bank	**114-07-0A-020.00-CO**
2056 Traemoor Village Drive	P. O. Box 3356	
Nashville, TN 37209-5054	Tupelo, MS 38803-3356	

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, WE,

Jeremy T. Sternstein and Cheryl H. Robertson, husband and wife

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

Derry Harper

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 20 on the Plan of Townhomes of Traemoor Village, a Horizontal Property Regime with Private Elements, as shown of record as Exhibit "A-l" of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Traemoor Village, a Horizontal Property Regime with Private Elements, recorded as Instrument No. 20080318-0027145, amending and restating Instrument Number 20070323-0035561 and Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Traemoor Village recorded as Instrument No. 20080808-0081934, both in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeremy Sternstein and Cheryl H. Robertson, husband and wife by Warranty deed from Aaron K. Kratohvil and Ashley E. Hubartt, N/K/A Ashley E. Kratohvil of record in Instrument No. 20131106-0115371 Register's Office for Davidson County, Tennessee, dated November 04, 2013 and recorded on November 06, 2013.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 2056 Traemoor Village Drive, Nashville, TN 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 HANDS EFFECTIVE AS OF June 29, 2016:

Jeremy T Sternstein

Jeremy T. Sternstein

Cheryl H Robertson by Jeremy T Sternstein, attorney in fact

Cheryl H. Robertson by Jeremy T. Sternstein, attorney in fact

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF Davidson	)	

Personally appeared before me, a Notary Public of said County and State, Jeremy T. Sternstein, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 29th day of June, 2016.

My Commission Expires: 5-25-20

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR**
	)	**SIGNATURE MADE BY**
COUNTY OF Davidson	)	**ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, Jeremy T. Sternstein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Cheryl H. Robertson ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 29th day of June, 2016.

My Commission Expires: 5-25-20

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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