Bill Garrett Davidson County
Batch# 4172 DEEDWARR
09/25/2017 02:34:51 PM 2 pgs
Fees: $13.00 Taxes: $1,113.70

20170925-0098026

WARRANTY DEED

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/10/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luke Hoffman	Pinnacle Bank ~~Same as new owner~~	114-07-0A-060.00 CO
(NAME)	(NAME)	
2109 Traemoor Village Ct.	150 3rd Ave. S., Ste. 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, JUDY L. DEMAIO, MARRIED, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO LUKE HOFFMAN AND CHLOE HOFFMAN, HUSBAND AND WIFE, 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. 60, 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 Plan to the amendment in Instrument No. 20080808-0081934, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to ANTHONY JOHN DEMAIO AND ANTHONY JOHN DEMAIO, III, BEING ONE IN THE SAME AND WIFE, JUDY F. DEMAIO, by deed from BEAZER HOMES CORP., A TENNESSEE CORPORATION, of record in Instrument No. 20130716-0073596, dated July 12, 2013, said Register's Office. Being further conveyed to JUDY L. DEMAIO, by Quitclaim Deed from ANTHONY JOHN DEMAIO, III, of record in Instrument No. 20151019-0106232, dated July 27, 2013, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to: 2017 property taxes which are a lien, but not yet due and payable; all matters as shown 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 Plan to the amendment in Instrument No. 20080808-0081934, Register's Office for Davidson County, Tennessee; and any and all restrictions and easements of record.

unimproved ☐ .

This is improved ☒ property, known as 2109 Traemoor Village Ct., Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 22nd day of September, 2017.

Judy L. Demaio

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judy L. Demaio, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 22nd day of September, 2017.

Notary Public

PAUL F. SOPER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 3/6/18