Bill Garrett Davidson County
Batch# 90388 DEEDWARR
05/09/2018 10:36:01 AM 3 pgs
Fees: $18.00 Taxes: $1,134.05
20180509-0044390

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May, 2018.

Notary Public
MY COMMISSION EXPIRES: 08/10/2020
File No. 18-1623

HAILEY N. WHEELER NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 08-10-2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Maggie C. Oldham, unmarried (NAME)	CMG Mortgage, Inc. (NAME)	114-7-A-96 CO
2314 Traemoor Village Place (STREET ADDRESS)	3160 Crow Canyon Road Suite 400 (STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	San Ramon, CA 94583 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Villm and Associates, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maggie C. Oldham, unmarried,** 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being all of Unit No 96 on the Plan of Townhomes of Traemoor Village (shown as Exhibit to Declarations of Covenants, Conditions and Restrictions) of record in Instrument Number 20070323-0035561, as amended in Instrument Number 220080318-0027145 and Instrument Number 20080808-0081934, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Villm and Associates, LLC from John H. Reinbold Sr. and wife, Elizabeth Martin Reinbold, by Deed dated June 11, 2015, as Instrument No. 20150612-0056042, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) for Sawyer Brown Road, Right of Way Dedication for Traemoor Village as recorded in Instrument 20070607-0068258 and a portion of Declarations, Covenants, Conditions and Restrictions as recorded in Instrument 20080808-0081934, Register's Office for Davidson County, Tennessee.

2. Charter of Homeowner's Association of record in Instrument 20081219-0121382, Register's Office for Davidson County, Tennessee.

3. Common Area conveyed to Homeowner's Association of record in Instrument 20070725-0088225 and 20080819-0085122, Register's Office for Davidson County, Tennessee.

4. Restrictions as recorded in Instrument 20070323-0035561, Instrument 20080318-0027145 and Instrument 20080808-0081934, Register's Office for Davidson County, Tennessee.

5. Grant of Easement to Comcast of Nashville I, LLC in Instrument 20170921-0097001, Register's Office for Davidson County, Tennessee.

6. Storm water Detention Agreement in Instrument 20061017-0128855, Register's Office for Davidson County, Tennessee.

7. Easement to Harpeth Valley Utility in as recorded in Book 7142, page 463, Register's Office for Davidson County, Tennessee.

8. Subject to TVA Transmission Easement mentioned in Instrument 20060711-0083332, Register's Office for Davidson County, Tennessee.

9. This is a Planned Housing Development and is subject to Homeowner's dues, not due and payable, and liens for assessment thereof.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2314 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, 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. Whenever 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 3rd day of May, 2018.

VILLM AND ASSOCIATES, LLC

By: _____
Deborah L. Villm, Member

May 03, 2018
Date

STATE OF Washington

COUNTY OF Pierce }

HAILEY N. WHEELER NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 08-10-2020

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Deborah L. Villm, Member for Villm and Associates, LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Member of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of May, 2018.

My Commission Expires: 08/10/18

_____
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066