THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34348-06-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $308,000.00. Mary T Meyer Affiant Subscribed and sworn to before me this 18th day of July, 2018. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner: Terri Allison 2315 Traemoor Village Place Nashville, TN 37209	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 114 07 0 A 114 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary T. Meyer, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Terri Allison, a single woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2315 Traemoor Village Place, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 117110 **DEEDWARR**
07/17/2018 02:41:46 PM 3 pgs
Fees: $18.00 Taxes: $1,139.60

20180717-0069542

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-VRES-18-1815

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of July, 2018.

Mary T. Meyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary T. Meyer, 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, at office, this 18th day of July, 2018.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 114, together with the appurtenant interest in the common elements of Townhomes of Traemoor Village, a horizontal property regime with private elements established by Declaration of record in Instrument No. 20070323-0035561, amended and restated in Instrument No. 20080318-0027145, and amended in Instrument No. 20080808-0081934, Register's Office for Davidson County, Tennessee, said unit being depicted on the Site Plan attached as Exhibit A-1 to the aforementioned Amendment to Declaration in Instrument No. 20080808-0081934, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary T. Meyer, a single person by deed dated April 11, 2013 from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20130416-0037603, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 114 07 0 A 114 00CO.
2. Dedication of common area to Townhomes of Traemoor Village Homeowners Association, Inc. of record in Instruments Nos. 20070725-0088225 and 20080819-0085122, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Townhomes of Traemoor Village Homeowners Association, Inc., of record in Instrument No. 20070323-0035561, amended and restated in Instrument No. 20080318-0027145, and amended in Instrument No. 20080808-0081934, Register's Office for Davidson County, Tennessee. Attorney's Opinion Letter for Townhomes of Traemoor Villiage recorded in Instrument No. 20130827-0090303, said Register's Office.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.