WARRANTY DEED

Karen Johnson Davidson County
Batch# 213116 **DEEDWARR**
04/03/2019 09:07:31 AM 2 pgs
Fees: $13.00 Taxes: $1,103.90

20190403-0030001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $398,350.00.

Affiant

Subscribed and sworn to me on 04/02/19

NOTARY PUBLIC
My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Roy Thomas Gadbois 2048 Traemoor Village Drive Nashville, TN 37209	Mortgage Solutions 5455 N. Union Blvd Colorado Springs, CO 80918	114070A016.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michelle Handelsman, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Roy Thomas Gadbois, a single man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No 16 of The Townhomes of Traemoor Village, as shown on Exhibit "A-1" of the Amended and Restated Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20080318-0027145, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Michelle Handelsman from Beazer Homes Corp., a Tennessee Corporation, recorded on September 29, 2008, of record in Instrument No. 20080929-0098300, Register's Office of Davidson County, Tennessee.

This is improved property known as 2048 Traemoor Village Drive, Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is 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 GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 hand this 04/02/19.

Michelle Handelsman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 04/02/19, before me personally appeared Michelle Handelsman, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 04/02/19.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

