WARRANTY DEED

Karen Johnson Davidson County
Batch# 259639 **DEEDWARR**
07/19/2019 03:23:49 PM 2 pgs
Fees: $13.00 Taxes: $1,146.63

20190719-0071114

Y-VRES-19-2349

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cathy M. Davis	**Regions Bank d/b/a Regions Mortgage**	
(NAME)	(NAME)	
2349 Traemoor Village Pl	**2050 Parkway Office Circle**	**114-07-0A-099.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Hoover, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **AMERICAS PREMIERE REALTY, INC, A MICHIGAN CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CATHY M. DAVIS, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 99 as shown on the Plan of Townhomes of Taemoor Village, of record in Instrument No. 20080318-0027145; and as shown as an Exhibit Plat to the amendment n Instrument No. 20080808-0081934, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Americas Premiere Realty, Inc by Quitclaim deed from Timothy R. Green, a married man of record in Instrument No. 20150601-0050608 Register's Office for Davidson County, Tennessee, dated May 26, 2015 and recorded on June 01, 2015.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of Sawyer Brown Road Right-of-Way Dedication for Traemoor Village of record in Instrument No. 20070607-0068258, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of The Townhomes of Traemoor Village, of record in Instrument No. 20070323-0035561, and Amended and Restated in Instrument No. 20080318-0027145 with Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 20080808-0081934, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas to the Townhomes of Traemoor Village Homeowners Association, Inc., a Tennessee non-profit corporation of record in Instrument No. 20070725-0088225, and in Quit Claim filed in Instrument Number 20080819-0085122, Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Instrument Number 20081219-0121382, in the Register's Office for Davidson County, Tennessee.
- Dedication of Public Utilities Easement of record in Book 7142, page 463, Register's Office for Davidson County, Tennessee.
- Subject to any and all visible easements lying on and across the property, including but not limited to a Tennessee Valley Authority (TVA) transmission line easement, as referenced in the Special Warranty Deed of record in Instrument No. 20060711-0083332, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20061017-0128855, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7847, Page 385, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20170921-0097001, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2349 Traemoor Village Pl, Nashville, Tennessee 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 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 hand(s) this the _____ DAY OF JULY, 2019.

Americas Premiere Realty, Inc

BY: _____

Timothy R. Green
Officer

STATE OF MICHIGAN
COUNTY OF GENESEE

Before me, the undersigned Notary Public, personally appeared TIMOTHY R. GREEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the OFFICER of AMERICAS PREMIERE REALTY, INC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as OFFICER.

Witness my hand and official seal, this the 16 of July, 2019.

_____
Notary Public
My Commission Expires: 11-22-23
(SEAL)

NATHAN DAUNT
Notary Public - State of Michigan
County of Genesee
My Commission Expires Nov 22, 2023
Acting in the County of GENESEE

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212