Karen Johnson Davidson County
Batch# 427087 DEEDWARR
06/26/2020 11:48:30 AM 4 pgs
Fees: $23.00 Taxes: $1,313.50
20200626-0069375

THIS INSTRUMENT WAS PREPARED BY: **HAGENBROK & HAGENBROK** **60 Brazelton Street, Unit 8** **Savannah, TN 38372** **Telephone: 731-438-8071** **Fax: 731-438-9150**	State of Tennessee County of Shelby The actual consideration or value, whichever is greater, for this transfer is $355,000.00. Affiant Subscribed and sworn to before me, this 24 day of June, 2020. Notary Public My commission expires: 4/25/22 (AFFIX SEAL) RYAN HAGENBROK STATE OF TENNESSEE NOTARY PUBLIC HARDIN COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Property Address:
2017 Traemoor Village Drive **Nashville, TN 37209**	**Joseph L. Parham** **2017 Traemoor Village Drive** **Nashville, TN 37209**	**2017 Traemoor Village Drive** **Nashville, TN 37209** Map-Parcel Number: **114-07-0A-041.00-CO**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

CHRISTOPHER G. GURCHIEK and wife, JULIE E. GURCHIEK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JOSEPH L. PARHAM, an unmarried man

HEREINAFTER CALLED THE GRANTEE, ITS 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. 41 on the Plan of Townhomes od Traemoor Village, as established by the Declaration of Covenants and Restrictions of record in Instrument No. 20070323-0035561; amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plat to the amendment in Instrument No. 20080808-0081934, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to the grantors herein by deed recorded as Instrument No. DB-20160429 0041941 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

- 2020 county taxes, a lien, but not yet due and payable.
- All matters appearing of record on the Plan of Sawyer Brown Road Right-of-Way for Traemoor Village of record in Instrument No. 20070607-0068258, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens Provided in the Covenants, Conditions and Restrictions of record in instrument Number 20070323-0035561, as amended and restated in Instrument No. 20080318-0027145, and further amended in Instrument Number 20080808-0081934, Register's Office for Davidson, County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter for Homeowners Association of record in Instrument Number 20081219-0121382, in the 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.
- 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.
- Dedication of Public Utilities Easement of record in Book 7142, page 463 and Book 7847, Page 385, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 200610174-0128855, 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.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein.

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 in fee simple forever. And Grantors do hereby covenant with Grantee, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out above; 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, his successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 25th day of June, 2020.

CHRISTOPHER G. GURCHIEK

JULIE E. GURCHIEK

KATIE HAGENBROK
STATE OF TENNESSEE NOTARY PUBLIC
HARDIN COUNTY

STATE OF TENNESSEE
COUNTY OF Hardin

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Christopher G. Gurchiek and wife, Julie E. Gurchiek, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 25 day of June, 2020.

My commission expires: 11/28/2021

NOTARY PUBLIC

True Copy Certification

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY