THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11070694** WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $282,000.00. Affiant Subscribed and sworn to before me, this28th day of July, 2011. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: James L. Wilson and Lisa S. Wilson 5717 Traceside Dr Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 155-16-0A-275.00CO

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, **Daniel Mark Francis and Jennifer Francis, as tenants by the entirety** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James L. Wilson and wife, Lisa S. Wilson** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 225, TRACESIDE, SECTION TEN, REVISION ONE, as shown on plat of record in Plat Book 9700, Page 827, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Daniel Mark Francis, and Jennifer Francis, as Tenants by the Entirety by Warranty Deed from Margaret Greer West, recorded on the 13th day of July, 2006 in Instrument No. 20060713-0084579, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TRACESIDE, SECTION TEN, REVISION ONE, as recorded in Plat Book 9700, Page(s) 827.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9236, Page 504, amended in Book 9435, Page 493 and Book 9677, Page 675.

Terms and provisions of by-Laws recorded in Book 9668, Page 899.

Terms and provisions of the Articles of Incorporation recorded in Book 9668, Page 894.

Easement for Landscape, Drainage & Utilities, recorded in Book 9667, Page 848 and re-recorded in Book 9669, Page 572.

Easement for Water Line, recorded in Book 9306, Page 279.

BILL GARRETT, Davidson County
Trans:T20110046343 DEEDWARR
Recvd: 08/01/11 08:31 2 pgs
Fees:13.00 Taxes:1043.40
20110801-0058482

Deed to Homeowners Association for Common Space recorded at Instrument No. 20000329-0031450.

This is improved property located at 5717 Traceside Dr Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of July, 2011.

Daniel Mark Francis Jennifer Francis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel Mark Francis and Jennifer Francis, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2011.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED