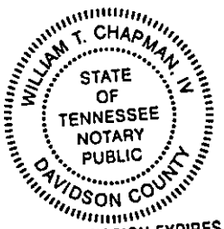
THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13110083



BILL GARRETT, Davidson County
Trans:T20130105998 DEEDWARR
Recvd: 12/20/13 09:52 2 pgs
Fees:13.00 Taxes:1006.40



20131220-0128598

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $272,000.00.

Jack H. Campbell
Affiant

Subscribed and sworn to before me, this 19th day of December, 2013.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David D. Entz Chantel M. Entz 804 High Point Trace Court Nashville TN 37221	New Owner	Tax Parcel ID No. 155160A04600CO

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, **Jack H. Campbell and Elizabeth M. Campbell, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David D. Entz and Chantel M. Entz, Husband and Wife**, ("Grantees"), its 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 38, TRACESIDE, SECTION TWO, as shown on plat of record in Plat Book 7900, Pages 980 and 981, 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 Jack H. Campbell and wife, Elizabeth M. Campbell by Warranty Deed from Centex Real Estate Corporation, recorded on the 1st day of March, 1996 in Deed Book 9964, Page 481, 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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TRACESIDE, SECTION TWO, as recorded in Plat Book 7900, Page(s) 980 and 981.

Declaration of Covenants, Conditions and Restrictions recorded in Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded in Book 9435, Page 493, amended in Book 9677, Page 675.

Terms and provisions of by-Laws of Traceside Homeowner's Association Inc. recorded in Book 9668, Page 899.

Terms and provisions of the Articles of Incorporation of Traceside Homeowner's Association Inc., recorded in Book 9668, Page 894.

Deed of Conveyance as to Common Area recorded at Instrument No. 200003290031454.

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

Easement for Right of Way, recorded in Book 3533, Page 299.

This is improved property located at 804 High Point Trace Court 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 19th day of December, 2013.

Jack H. Campbell

Elizabeth M. Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jack H. Campbell and Elizabeth M. Campbell, 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 19th day of December, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014