WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/21/14 11:47 3 pgs
Fees:18.00 Taxes:1239.50
20140321-0023422

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **18th** day of **March, 2014.**

Notary Public

MY COMMISSION EXPIRES: 6/29/15

(AFFIX SEAL)

MITZI LEE LOVELESS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric E. Dahl and Leslie N. Dahl	Eric E. Dahl + Leslie N. Dahl	155-16-0A-044.00-CO
(NAME) 812 High Point Trace Court	(NAME) 812 High Point Trace Ct.	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Christopher S. Louder and Stephanie L. Wood-Louder, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Eric E. Dahl and Leslie N. Dahl, husband and wife**, hereinafter called the Grantees, their 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 Lot No. 36 on the Plan of Traceside, Section Two of record in Book 7900, pages 980 and 981 to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Christopher S. Louder and spouse, Stephanie L. Wood-Louder by Warranty Deed from Sam J. Perry and wife, Corinne T. Perry dated February 28, 2002, of record in Instrument No. 20020702-0079717, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 812 High Point Trace Court, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are 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 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 Grantees, 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 our hands this **18th** day of **March, 2014.**

Christopher S. Louder

Stephanie L. Wood-Louder

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Christopher S. Louder and Stephanie L. Wood-Louder,** husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **18th** day of **March, 2014.**

Notary Public

My commission expires:
3/6/18

True Copy Certification

I, Polly Lavit, 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.

Polly Lavit
Signature

State of Tennessee
County of Marshall

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

Mitzi Loveless
Notary Signature

MITZI LEE LOVELESS
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

My Commission Expires: 6/29/15