THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14030449** RACHEL NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2017	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $390,000.00. Affiant Subscribed and sworn to before me, this 28th day of April, 2014. Notary Public My Commission Expires: ___

BILL GARRETT, Davidson County
Trans:T20140030897 DEEDWARR
Recvd: 05/05/14 15:21 2 pgs
Fees:13.00 Taxes:1443.00
20140505-0038198

WARRANTY DEED

Address New Owner: Troy M. Ward and Margaret E. Ward 5004 Traceway Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 155-16-0A-289.00 CO

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, **Todd Crowell and wife, Gretchen Crowell** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Troy M. Ward and Margaret E. Ward, Husband and Wife**, ("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 242* on the Plan of Traceside SECTION 10, REVISION ONE, RESUBDIVISION OF LOTS 242 & 243, as shown on plat of record in Instrument No. 19991217-0304442, 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 Todd Crowell, and wife, Gretchen Crowell by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for the holders of the CDC Mortgage Capital Trust 2003-HE1 Mortgage Pass-Through Certificates, Series 2003-HE1, by Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney-in-Fact, recorded on the 6th day of November, 2006 in Instrument No. 20061106-0137996, 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 SECTION 10, REVISION ONE, RESUBDIVISION OF LOTS 242 & 243, as recorded in Plat Book 9700, Page(s) 810, revised in Plat Book 9700, Page 827 and Instrument No. 19991217-0304442 and Boundary Plat recorded in Plat Book 7900, Page 705.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions 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 of Traceside Homeowners Association, Inc., recorded in Book 9668, Page 894.

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

Easement for Public Utilities, recorded in Book 9443, Page 960.

Easement for Sewer Line, recorded in Book 11564, Page 887.

Agreement for Landscape as set forth in instrument recorded in Book 10355, Page 859.

Conveyance of open space recorded at Instrument No. 20000329-0031450.

This is improved property located at 5004 Traceway Drive 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 April, 2014.

Todd Crowell

Gretchen Crowell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Todd Crowell and Gretchen Crowell, 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 April, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014