THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32006-09-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $318,000.00. Affiant Subscribed and sworn to before me this 15th day of October, 2014. Notary Public My Commission Expires:

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

WARRANTY DEED

Address New Owner: Karl N. Delfs and Katherine E. Delfs-Lisle 5625 Traceside Drive Nashville, TN 37221	**Send Tax Bills To:** Peoples Home Equity, Inc. 5205 Maryland Way Brentwood, TN 37027	**Tax Information:** Map and Parcel No.: 155 160 A 29600 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, **James Robbins and wife, Heather Robbins**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karl N. Delfs and Katherine E. Delfs-Lisle, husband and wife,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improed property located at 5625 Traceside Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20140079254 DEEDWARR
Recvd: 10/21/14 14:03 3 pgs
Fees:18.00 Taxes:1176.60
20141021-0097045

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of October, 2014.

James Robbins

Heather Robbins

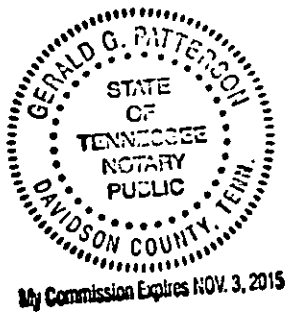
STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James Robbins and Heather Robbins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2014.

Notary Public

My Commission Expires:



My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 262 on the Plan of Traceside, Section Ten, Revision One, of record in Plat Book 9700, page 827, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James Robbins and wife, Heather Robbins, by deed dated July 29, 2005, from Edward A. Tepper and wife, Arline B. Tepper, of record in Instrument No. 20050808-0093351, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions for Traceside of record in Book 9435, page 493, and Book 9677, page 675, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
2. By-Laws of Traceside Homeowners Association, Inc., of record in Book 9668, page 899, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Traceside Homeowners Association, Inc. of record in Instrument No. 2000329-0031450, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Traceside Homeowners Association, Inc. of record in Book 9668, page 894, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 9700, page 827, Register's Office for Davidson County, Tennessee.
6. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 9443, page 960, Register's Office for Davidson County, Tennessee.
7. Easement for right of way of record in Book 3533, page 299, and Book 4243, page 685, Register's Office for Davidson County, Tennessee.
8. Easement for utility lines of record in Book 5607, page 882, Register's Office for Davidson County, Tennessee.
9. Easement for water line of record in Book 9306, page 279, Register's Office for Davidson County, Tennessee.
10. Easement for landscape, drainage and public utility of record in Book 9667, page 848, rerecorded in Bookk 9669, page 572, Register's Office for Davidson County, Tennessee.