{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Jonathan Alan Braue and	{ New Owners	}126150a25000co }
{Lauren Kelley Braue	{	}
{8037 Boone Trace	{	}
{Nashville, TN 37221	{	}
{This instrument prepared by: Robert J. Notestine III, Attorney at Law,		
{109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

BILL GARRETT, Davidson County
Trans:T20150041348 DEEDWARR
Recvd: 05/28/15 11:49 2 pgs
Fees:13.00 Taxes:810.30
20150528-0049149

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Michael A. Ash and Nina Ash, husband and wife (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Jonathan Alan Braue and Lauren Kelley Braue, husband and wife (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described

Being Lot No. 228, on the plan of Boone Trace at Biltmore, Section Five of record in Instrument Book 20000622-0062086, Register Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate legal description.

Being the same property conveyed to Michael A. Ash and spouse, Nina Ash by Warranty Deed from NRV, Inc. a Virginia Corporation, Successor by merger to Fox Ridge Homes, Inc. of record in Instrument Number 20010522-0052737, said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2015 Davidson County taxes are not yet due and payable.
2. Subject to to all matters as shown on the Plan of Boone Trace at Biltmore, Section Five of record in Instrument Book 20000622-0062086, Register Office for Davidson County, Tennessee.
3. Restrictive Covenants of record in Instrument No. 20001211-0121618 and 20011017-0075902, Register Office for Davidson County, Tennessee.
4. Deed to Boone Trace at Biltmore HOA of record in Instrument No. 20011119-0126831 and 20070918-0111770.
5. Charter of record in Book 9607, Page 534, Register's Office for Davidson County, Tennessee.
6. Subject to easement of record in Book 8992, Page 63 and Book 9665, Page 420, Register's Office for Davidson County, Tennessee.
7. Restrictive covenants of record in Book 7265, Page 657, Book 9342, Page 312, as re-recorded in Book 9735,Page 931, Book 10032, Page 813, Book 10306, Page 817 and in Book 11455, Page 443, and in Instrument No. 200001260008529, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 8037 Boone Trace, Nashville, Tennessee 37221.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $219,000.00.

Affiant

Subscribed and sworn to before me this ___ day of May, 2015.

Notary Public

Commission Expires:

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and against the lawful claims of all persons whomsoever.

Witness my hand this _____ day of May, 2015.

Michael A. Ash

Nina Ash

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Michael A. Ash and Nina Ash with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of May, 2015.

My Commission Expires:

Notary Public