WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150061087 DEEDWARR
Recvd: 07/27/15 08:22 2 pgs
Fees:13.00 Taxes:1443.00
20150727-0073249

P-FC-15-07029

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 THE 23rd DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-23-16
(AFFIX SEAL)

JULIE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennifer Hout and David Hout	Same	
(NAME)	(NAME)	**155-16-A-212.00 CO**
7029 Meadow Ridge Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **FRANCES WORTHINGTON AND HUSBAND, CARL VALENTE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID R. HOUT AND JENNIFER HOUT, HUSBAND AND WIFE ,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 56 on the Plan of Traceside, Section Eight, of record in Plat Book 9700, Page 659, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Frances Worthington and husband, Carl Valente by Warranty Deed from Kenneth J. Spychalski and wife, Robin M. Spychalski, recorded on the 29th day of November, 2011 in Instrument No. 20111129-0092590, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF TRACESIDE, SECTION EIGHT, as recorded at Plat Book 9700, Page(s) 659 and Boundary Plat recorded in Plat Book 7900, Page 705.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 9236, Page 504, Book 9435, Page 493, amended in Book 9677, Page 675 and Instrument No. 20020110-0004996.
- 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.
- Easement for Sewer Line recorded in Book 11564, Page 887.
- Easement for Water Line, recorded in Book 9306, Page 279.
- Quitclaim Deed for Open Space recorded at Instrument No. 20000329-0031449.
- Agreement regarding Cambron Property recorded at Instrument No. 20001114-0112667.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7029 Meadow Ridge Circle, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), 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 my/our hand(s) this the 21st DAY OF JULY, 2015.

Frances Worthington by Carl Valente, attorney in fact

Frances Worthington by Carl Valente,
Attorney in Fact

Carl Valente

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARL VALENTE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of FRANCES WORTHINGTON, and who acknowledged he executed the same as the free act and deed of the said FRANCES WORTHINGTON.

Witness my hand and official seal, this the 21st of July, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARL VALENTE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of July, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212