WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150074671 DEEDWARR
Recvd: 09/02/15 08:28 2 pgs
Fees: 13.00 Taxes: 1402.30
20150902-0089104

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin D. Kraus	Same	
(NAME)	(NAME)	
6428 Holly Trace Court		155160A38400CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JAMES ALAN THOMPSON AND WIFE, SHANNON O. THOMPSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUSTIN D. KRAUS AND JAMIE KRAUS, 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. 384, on the Plan of Traceside, Section 11, of record in Book 11700, Pages 59 through 61 and Instrument No. 20000922-0094253, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James Alan Thompson and wife, Shannon O. Thompson by Warranty Deed from Wyatt A. Rampy and wife, Wendy L. Rampy, recorded on the 27th day of April, 2006 in Instrument No. 20060427-0048543, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 11700, Page(s) 59, 60 and 61 and Instrument No. 20000922-0094253 and PUD Boundary Plat recorded in Plat Book 7900, Page 705, said Register's Office; and (c) restrictive covenants of record in Book 9236, Page 504, Book 9435, Page 493, Book 9677, Page 675 and Instrument Nos. 20020111-0004996 and 20020116-0006610 , said Register's Office; (d) Terms and provisions of by-Laws recorded in Book 9668, Page 899, said Register's Office; (e) Charter of Homeowners Association recorded in Book 9668, Page 894, said Register's Office; (f) Easement for Water Line, recorded in Book 7598, Page 747 and Book 9306, Page 279, said Register's Office; (g) Easement for Right of Way, recorded in Book 3533, Page 299., said Register's Office.

unimproved
This is improved x property, known as 6428 Holly Trace Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 my hand this 31 day of August, 2015.

JAMES ALAN THOMPSON

SHANNON O. THOMPSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Alan Thompson and Shannon O. Thompson, the bargainors, 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 and official seal at Nashville, Tennessee this 31 day of August, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public