THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16047331** BILL GARRETT, Davidson County Trans:T20160036273 DEEDWARR Recvd: 05/02/16 15:50 2 pgs Fees:13.00 Taxes:1269.10 20160502-0043021	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $343,000.00. ✓ Affiant Subscribed and sworn to before me, this 29th day of April, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Jenna Manship and DAVID Chandler VanVeckhoven 6408 Holly Trace Court Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 155-16-0A-389.00 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, **Eric Horwath and Mary Ellen Horwath, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ~~**Jenna Manship Chandler VanVeckhoven,**~~ ★ DAVID CHANDLER VANVECKHOVEN and JENNA MANSHIP, BOTH UNMARRIED ("Grantees"), its 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(s) 389, as shown on the map entitled Traceside Section 11, of record in Instrument No. 2000922-0094253, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ERIC HORWATH and MARY ELLEN HORWATH, husband and wife, by deed from CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, of record in Instrument NO. 20010319-002574, dated March 16, 2001, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 155-16-0A-389.00 CO.

Davidson County taxes for 2015, Map-Par. 155-16-0A-389.00 CO, $2,908.67, Paid.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20000922-0094253, said Register's Office.

Matters shown on the Boundary Plan of record in Book 11700, pages 59-61, said Register's Office.

Agreement for Dedication of Easement for water line of record in Book 7598, page 747, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 11483, page 98, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9236, page 504, Book 9435, page 493, Book 9677, page 675, Instrument No. 20020111-0004996 and re-recorded in Instrument No. 20020116-0006610 and Instrument No. 20010116-0004786, said Register's Office.

By-Laws of Traceside Homeowners Association of record in Book 9668, page 899, said Register's Office.

Informational Note: The chain of title reveals the following deeds to grantees, who have owned said premises for the last 24 months, other than the instrument(s) referred to in Schedule A, Item 5 herein:
NONE

This is improved property located at 6408 Holly Trace Court 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 29th day of April, 2016.

Eric Horwath

Mary Ellen Horwath

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eric Horwath and Mary Ellen Horwath, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my ~~hand, at office~~, this 29th day of April, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018