Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $345,000.00

Affiant

Subscribed and sworn to before me, this 1 day of July 2016.

Notary Public
My commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 07/01/16 15:59 3 pgs
Fees:18.00 Taxes:1276.50
20160701-0068027

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jessica Walker	Pinnacle Bank	155 16 0A 397.00
6409 Holly Trace Court	150 3rd Avenue South, Suite 900	
Nashville TN 37221	Nashville, TN 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Carl Bryan Slater, unmarried hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jessica Walker, a married woman hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot 345 on the Plan of Traceside Section Eleven of record in 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.

Being the same property conveyed to Carl Slater by deed from Bobby L. Ruth and Cathryn Ruth of record in Instrument No. 20060824-0104652 Register's Office for Davidson County, Tennessee dated 08/09/06.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) on the plan of Traceside Section Eleven of record in Instrument No. 20000922-0094253 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions of record in Book 9236 Page 504 and amended in Book 9435 Page 493; Book 9677 Page 675and in any allied instruments(s) referred to in said restrictions. 4) Charter for TRACESIDE HOMEOWNERS ASSOCIATION INC. of record in Book 9668 Page 894 5) ByLaws of TRACESIDE HOMEOWNERS ASSOCIATION INC 0f

record in Book 9668 Page 899

This property is improved property known as 6409 Holly Trace Court, 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of July, 2016.

Carl Bryan Slater

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl Bryan Slater, the bargainor(s), 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 at Brentwood, Tennessee, this 15 day of July, 2016.

Notary Public

My Commission expires: ~~2/25/18~~ January 5, 2020



FILE NO: 09524

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY