BILL GARRETT, Davidson County
Trans:T20170022943 DEEDWARR
Recvd: 03/17/17 12:30 2 pgs
Fees:13.00 Taxes:1628.00
20170317-0026312

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $440,000.00

Affiant

Subscribed and sworn to before me, this 15th day of March, 2017.

Notary Public

My commission expires: 4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M175984

Address of New Owner:	Send Tax Bills to:	Tax Information
Sanna Danley/Lee Nelson Danley,II 6336 Holly Trace Way Nashville, TN 37221	Farmington Mtg. 2002 Richard Jones Rd.,#300A Nashville,TN 37215	155-16-0A-394.00

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, **George Austin Adams, Jr. and Jamie Besst Vallecorsa, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Lee Nelson Danley, II and Sanna Shoates Danley, husband and wife,** 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:

Land in Davidson County, Tennessee, Being Lot No. 394 on the Plan of Traceside, Section 11, of record in Plat Book 11700, Pages 59 thru 61, and Instrument No. 20000922-0094253, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to George Austin Adams, Jr. and wife, Jamie Besst Vallecorsa, by Warranty Deed from Centex Homes, a Nevada General Partnership, dated March 26, 2001 of record as Instrument No. 20010417-0037697, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Centex Homes, a Nevada General Partnership, from Joseph M. Cambron, Jr. dated January 11, 2000 of record as Instrument No. 20000202-0070813, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **6336 Holly Trace Way, Nashville, TN 37221.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Plat Book 11700, Pages 59, 60 & 61 and Instrument No. 20000922-0094253; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants for Traceside Subdivision of record in Book 9236, Page 504 and Amended and Restated Declaration of Covenants, Conditions and Restrictions for Traceside of record in Book 9435, Page 493 and amended in Book 9677, Page 675, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons; (3) Dedication of Landscape, Drainage and Public

Utility Easement of record in Book 9667, Page 848 and re-recorded in Book 9669, Page 572; (4) Agreement for Dedication of Easement for Sewer Line to Harpeth Valley Utilities District of record in Book 11564, Page 887; (5) Notice of Completion of record as Instrument No. 20010417-0037696; (6) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants of record in Book 11483, Page 98, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons; (7) Notice for Owner's of Cambron Property of record as Instrument No. 20001114-0112667; (8) Articles of Incorporation of Traceside Homeowner's Association, Inc., of record in Book 9668, Page 894; (9) By-Laws of Traceside Homeowner's Association, Inc. of record in Book 9668, Page 899; (10) Notice of Annexation of Cambron Estates at Traceside of record as Instrument No. 20020111-0004996 and re-recorded as Instrument No. 20020116-0006610; (11) Quitclaim Deeds for common areas and open spaces to Traceside Homeowner's Association, Inc., of record in Instrument No. 20000329-0031447, Instrument No. 20000329-0031448, Instrument No. 20000329-0031449, Instrument No. 20000329-0031450, Instrument No. 20000329-0031451, Instrument No. 20000329-0031452, Instrument No. 20000329-0031453, Instrument No. 20000329-0031454, Instrument No. 20000329-0031455, Instrument No. 20000329-0031456; All of record in the Register's Office for Davidson County, Tennessee.

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 the 15th day of March, 2017.

George Austin Adams, Jr.

Jamie Besst Vallecorsa

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 **George Austin Adams, Jr. and Jamie Besst Vallecorsa,** the bargainor(s), 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 Brentwood, Tennessee, this the 15th day of March, 2017.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD