**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24402

Bill Garrett Davidson County
Batch# 77669 **DEEDWARR**
04/10/2018 10:25:04 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20180410-0033621

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 THE 29th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/17/20

(AFFIX SEAL)

CHRISTINE N. MAROON — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jonathan David Mason | Jonathan Mason | MAP 155-16-0A- |
| 5141 Traceway Drive | 5141 Traceway Drive | PARCEL 158.00-CO |
| Nashville, TN 37221 | 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, **Kelly Eugene Blake and wife, Elizabeth Steely Blake**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan David Mason and Beth Binkley Mason, husband and wife as joint tenants with full rights of survivorship**

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. 318 on the Plan of Traceside, Section Six of record in Plat Book 9700, Page 268, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelly Eugene Blake and wife, Elizabeth Steely Blake by Warranty deed from 2728 Holding Corporation, a Nevada Corporation f/k/a Centex Real Estate of record in Book 10473, page 765, Register's Office for Davidson County, Tennessee, dated May 29, 1997 and recorded on June 02, 1997.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2018, which have been prorated and assumed by Grantees; (2) all matters shown on the Plan of record in Plat Book 9700, Page 268, and Plat Book 421, Page 135; (3) the Covenants, Conditions and Restrictions of record in Book 9435, Page 493, Book 9677, Page 675 Book 9688, Page 899 and in Book 9668, Page 894; (4) Easements to Harpeth Valley Utilities District of record in Book 256 , Page 290, Book 225, Page 845 and Book 912, Page 481; (5) Right of Way Easements of record in Book 3513, Page 299 Book 4243, Page 685 and Book 156, Page 89; (6) Easement for Utility Lines of record in Book 1407, Page 832; (7) Subject to rights of others in and to the common areas and/or elements; (8) all applicable governmental and zoning regulations.

This is IMPROVED property known as **5141 Traceway Drive, Nashville, TN 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 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 our hands this the 29th day of March, 2018.

Kelly Eugene Blake

Elizabeth Steely Blake

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 **Kelly Eugene Blake** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29th day of March, 2018.

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

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 **Elizabeth Steely Blake** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of March, 2018.

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public