THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 18-1551
Parcel ID: 155-16-0A-199.00-C

Karen Y Johnson Davidson County
Batch# 169300 DEEDWARR
12/03/2018 08:59:47 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20181203-0117326

Property Address:
5113 Traceway Drive, Nashville, TN 37221

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Bobby L. Maxwell
5113 Traceway Drive
Nashville, TN 37221

Grantee's Name, Address:
Bobby L. Maxwell
5113 Traceway Drive
Nashville, TN 37221

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **LOUISE D. FERGUSON, an unmarried woman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **BOBBY LEE MAXWELL, Trustee of RCH TRUST, A REVOCABLE LIVING TRUST, dated April 19, 2010,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot 311 on the plan of Traceside, Section 7, of record in Plat Book 9700, page 423, 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 LOUISE D. FERGUSON, an unmarried woman by Deed dated August 18, 2008 from DALE L. ROBBLE and wife, KELLY A ROBBLE, recorded August 22, 2008, in Instrument Number 20080822-0086474, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 5113 Traceway Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I are lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2019 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 9700, page 423, Register's Office for Davidson County, Tennessee.

3. Easement as contained in Book 3533, page 299, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement as contained in Book 9306, page 279 Register's Office for Davidson County, Tennessee.

5. Easement granted for Sanitary Sewer as contained in Book 7243, page 345, Register's Office for Davidson County, Tennessee.

6. Easement granted for Public Utilities as contained in Book 9443, page 960, Register's Office for Davidson County, Tennessee.

7. Charter for Homeowners Association of record in Book 9668, page 894, Registers office for Davidson County, Tennessee.

8. Bylaws for Homeowners Association of record in Book 9668, page 899, Register's Office for Davidson County, Tennessee.

9. Quitclaim to Homeowners Association as contained in Instrument No. 20000329-0031451, Register's Office for Davidson County, Tennessee.

10. Declaration of Covenants, Conditions and Restrictions of record in Book 9236, page 504, amended in Book 9435, page 493, Book 9677, page 675, amended in Instrument No. 20020111-0004996 (re-recorded in 20020116-0006610) and 20020116-0004996, Register's Office for Davidson County, Tennessee.

11. Subject to HOA Landscape Agreement of record in Book 10355, page 859, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signatures, this 30th day of November, 2018.

Louise D. Ferguson
LOUISE D. FERGUSON

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 **LOUISE D. FERGUSON**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that she, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 30 day of November, 2018.

Notary Public

My Commission Expires:
2-18-19

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $350,000.00.

Affiant

SWORN TO and subscribed before me on this 30 day of November, 2018.

Notary Public

My Commission Expires:
2-18-19

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY