THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190118987** Karen Johnson Davidson County Batch# 194728 DEEDWARR 02/13/2019 08:38:08 AM 2 pgs Fees: $13.00 Taxes: $1,591.00 20190213-0013332	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $430,000.00. Affiant Subscribed and sworn to before me, this 11th day of February, 2019. Notary Public My Commission Expires: _____ VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 6, 2021

WARRANTY DEED

Address New Owner: Rachel A Painter 5224 Timber Gap Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 155-16-0A-056.00CO

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, **Roger L Proctor and Marjorie H Proctor, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rachel A Painter, an unmarried woman**, ("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 No. 48, Traceside, Section Two, of record in Book 7900, Pages 980-981, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Roger L. Proctor and Marjorie H. Proctor, husband and wife by Warranty Deed from Sonya Renee Ingram, now known as, Sonya R. Claxton, married, recorded on the 19th day of February, 2008 in Instrument No. 20080219-0016003, in the Register's Office of Davidson County, Tennessee.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TRACESIDE, SECTION TWO, as recorded in Plat Book 7900, Page(s) 980-981 and Plat Book 7900, Page 705 (BOUNDARY).

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9236, Page 504; Book 9435, Page 493; Book 9677, Page 675 and Instrument No. 20001114-0112667.

Terms and provisions of By-Laws recorded in Book 9668, Page 899.

Charter of Homeowners Association recorded in Book 9668, Page 894.

Easement for Sewer, recorded in Book 11564, Page 887.

Easement for Landscape, Drainage & Utilities, recorded in Book 9610, Page 993; Book 9667, Page 848 and Book 9669, Page 572.

Landscape Agreement as set forth in instrument recorded in Book 10355, Page 859.

Conveyance of Open Space recorded at Instrument No. 20000329-0031454.

This is improved property located at 5224 Timber Gap Drive 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 11th day of February, 2019.

Roger L Proctor

Marjorie H Proctor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Roger L Proctor and Marjorie H Proctor, 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 11th day of February, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022