Karen Johnson Davidson County
Batch# 206464 DEEDWARR
03/15/2019 01:11:30 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20190315-0023951

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 34666-02-2019** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $375,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 14th day of March, 2019.<br><br>Notary Public<br><br>My Commission Expires: 12-18-22 |

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Christopher Joseph Burns<br>5545 Traceside Drive<br>Nashville, TN 37221 | **Send Tax Bills To:**<br>SWBC mortgage<br>9311 San Pedro Ave #100<br>San Antonio, TX 78216 | **Tax Information:**<br>Map and Parcel No.:<br>155 16 0 A 021 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, **Brett H. Kelley and wife, Emily G. Kelley** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Christopher Joseph Burns**, a single man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5545 Traceside Drive, Nashville, TN 37221.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 14th day of March, 2019.

Brett H. Kelley

Emily G. Kelley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brett H. Kelley and Emily G. Kelley, 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, at office, this 14th day of March, 2019.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of A Resubdivision of Traceside Section One, as of record in Plat Book 7900, page 946, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Brett H. Kelley and wife, Emily G. Kelley, by deed dated July 26, 2016 from Daniel G. Jackson and wife, Corine B. Jackson, of record in Instrument No. 20160801-0078684, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantees. Map and Parcel No. 155 16 0 A 021 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Traceside of record in Book 9435, page 493, amended in Book 9677, page 675, Register's Office for Davidson County, Tennessee.
3. By-Laws of Traceside Homeowners Association, Inc., of record in Book 9668. page 899, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Traceside Homeowners Association, Inc. of record in Instrument No. 20000329-0031452 and Instrument No. 20000329-0031453, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 7900, page 946, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Boundary Plan of record as Book 7900, page 705, Register's Office for Davidson County, Tennessee.
7. Easement for waterline of record in Book 9306, page 279, Register's Office for Davidson County, Tennessee.
8. Easement for right of way of record in Book 3533, page 299, and Book 4243, page 685, Register's Office for Davidson County, Tennessee.
9. Easement for utility lines of record in Book 5607, page 882, Register's Office for Davidson County, Tennessee.
10. Landscape Agreement of record in Book 10355, page 859, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

COMPASS
LAND TITLE

# TRUE COPY CERTIFICATE

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

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY