Karen Johnson Davidson County
Batch# 247240 DEEDWARR
06/24/2019 09:32:48 AM 3 pgs
Fees: $18.00 Taxes: $1,152.55
20190624-0060579

{Terry Hamm and Penny Hamm	{New Owners	} Map / Parcel
{8037 Boone Trace	{tax bills	} 12150a25000co
{Nashville, TN 37211	{	}
{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination. 19-04-15696		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Jonathan Alan Braue and Lauren Kelley Braue, husband and wife (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Terry Hamm and Penny Hamm, husband and wife, (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 228, on the plan of Boone Trace at Biltmore, Section Five of record in Instrument Book 20000622-0062086, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate legal description.

Being the same property conveyed to Jonathan Alan Braue and Lauren Kelley Braue, husband and wife by Warranty Deed from Michael A. Ash and spouse, Nina Ash, of record in Instrument No. 20150528-0049149, said Register's Office for Davidson County, Tennessee.

This is improved real property located on 8037 Boone Trace, Nashville 37221.

This conveyance is subject to the following:

1. Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
2. Subject to all matters, as shown on the Plan of Boone Trace at Biltmore, Section Five of record in Instrument No. 20000622-0062086 Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record in Instrument No. 20001211-121618 and Instrument No. 20011017-0075902 Register's Office for Davidson County, Tennessee.
4. Deed to Boone Trace at Biltmore HOA of record in Instrument No. 20011119-0126831 and Instrument No. 20070918-0111770.
5. Charter of record in Book 9607, Page 534, Register's Office for Davidson County, Tennessee.
6. Subject to Easement of record in Book 8992, Page 63 and Book 9665, Page 420, Register's Office for Davidson County, Tennessee.

7. Restrictive covenants of record in Book 7265, Page 657, Book 9342, Page 312 as recorded in Book 9735, Page 931, Book 10032, Page 813, Book 10306, Page 817 and in Book 11455, Page 443, and in Instrument No. 20000126-0008529, Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON))
( )
(The actual consideration or value, whichever is greater)
(for this transfer is $311,500.00.)
( )
(Affiant)
(Subscribed and sworn to before me)
(this 20 day of June 2019.)
( )
(Notary Public)
(My Commission Expires: 05/03/20)

TRENT NORTH NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2021

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

And Grantors does covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 20 day of June, 2019.

Jonathan Alan Braue

Lauren Kelley Braue

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Jonathan Alan Braue and Lauren Kelley Braue, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 20 day of June 2019.

Notary Public

My Commission Expires: 05/03/21

