Karen Johnson Davidson County
Batch# 258612 DEEDWARR
07/18/2019 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,676.10
20190718-0070480

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190721576

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $453,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of July, 2019.

Notary Public
My Commission Expires: 12/15/21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Garrett and Ashley Garrett 6428 Holly Trace Court Nashville TN 37221	New Owner	Tax Parcel ID No. 155-16-0A-384.00-CO

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, **Justin D. Kraus and Jamie Kraus, husband and wife** ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to **Matthew ~~K~~Garrett and Ashley ~~*~~Garrett, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*S.
**Marie

Land in Davidson County, Tennessee, being Lot No. 384 on the Plan of Final Plat, Traceside, Section 11 of record in Plat at Plat Book 11700, Pages 59 through 61, inclusive and Instrument No. 20000922-0094253, 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 Justin D. Kraus and Jamie Kraus, husband and wife by Warranty deed from James Alan Thompson and wife, Shannon O. Thompson of record in Instrument No. 20150902-0089104 Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on September 02, 2015.

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.

Taxes for the year 2019, a lien not yet due and payable and all years thereafter.
Subject to all matters shown on the Plan of record in Instrument No. 20000922-0094253, Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the PUD Boundary Plat of record in Plat Book 11700, Page(s) 59, 60 & 61, Register's Office for Davidson County, Tennessee.
Restrictive Covenants of record in Book 9236, Page 504 and Book 11483, Page 98, Register's Office for Davidson County, Tennessee.
Note that the subdivision is named Traceside, Section 11, but that the restrictions later filed refer to the same property as Cambron Estates at Traceside.
Subject to all matters shown on the PUD Boundary Plan of record in Plat Book 7900, Page 705, Register's Office for Davidson County, Tennessee.
Declaration of Protective Covenants, Conditions and Restrictions for Cambron Estates at Traceside and By-Laws of Cambron Estate at Traceside Homeowners

Association, Inc. attached as "Exhibit B", of record in Instrument No. 20010116-0004786, Register's Office for Davidson County, Tennessee.
Said Protective Covenants, Conditions, and Restrictions allow for the annexation of the Cambron Property (AKA Section 11, Traceside) to Traceside Homeowners Association, Inc. and subjugation to the restrictions for Traceside, namely, Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Traceside of record in Book 9435, Page 493, and First Amendment to Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Traceside of record in Book 9677, Page 675, Register's Office for Davidson County, Tennessee.
Notice of Annexation of Cambron Estates at Traceside of record in Instrument No. 20020111-0004996, and re-recorded in Instrument No. 20020116-0006610, Register's Office for Davidson County, Tennessee.
Charter for Traceside Homeowners Association, Inc. of record in Book 9668, Page 894 Register's Office for Davidson County, Tennessee.
By-Laws of Traceside Homeowners Association of record in Book 9668, Page 899, Register's Office for Davidson County, Tennessee.
Agreement for dedication of easement for water line of record in Book 7598, Page 747, Register's Office for Davidson County, Tennessee.
Agreement for Revocable Easement of record in Instrument No. 200002020010812, Register's Office for Davidson County, Tennessee.
Cambron Property prohibition and non-use agreement concerning Traceside common areas and elements of record in Instrument No. 20001114-0112667, Register's Office for Davidson County, Tennessee.
Conveyance of Open Space A and Open Space B on the Plan of Section 11, Traceside from Centex Homes, a Nevada general partnership, to Cambron Estates at Traceside Homeowners Association, Inc. of record in Instrument No. 20010221-0016218, Register's Office for Davidson County, Tennessee.
Right of Way Easement of record in Book 3533, Page 299, in the Register's Office for Davidson County, Tennessee.
Easement to Harpeth Valley Utilities District of record in Book 9306, Page 279, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.
This is improved property located at 6428 Holly Trace Court 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 17th day of July, 2019.

Justin D. Kraus

Jamie Kraus

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin D. Kraus and Jamie Kraus, 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 17th day of July, 2019.

Notary Public
My Commission Expires: 12/15/21

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY