THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520967**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $429,900.00. Affiant Subscribed and sworn to before me, this 30th day of July, 2019. NOTARY PUBLIC Traci Sellers My Commission Expires November 8, 2021 Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Jennifer Lauren Tisheuar and Cody Scott Tisheuar 7049 Meadow Ridge Circle Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 155-16-0A-220.00-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, **Stephen C. Soll and wife, Michelle M. Soll,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer Lauren Tisheuar and Cody Scott Tisheuar, wife and husband**, ("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. 64 on the Plan of Traceside, Section Eight of record in Plat Book 9700, Page 659, 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 Stephen C. Soll and wife, Michelle M. Soll by Warranty deed from William F. Walker and wife, Benjie L. Walker of record in Instrument No. 20090406-0031193 Register's Office for Davidson County, Tennessee, dated March 19, 2009 and recorded on April 06, 2009.

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.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 659, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9236, Page 504; Book 9435, Page 493 And Book 9677, Page 675, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
By-Laws of Traceside Homeowners Association, Inc. of record in Book 9668, Page 899, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 264468 DEEDWARR
07/31/2019 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20190731-0075443

Charter of Traceside Homeowner's Association of record in Book 9668, Page 894, in the Register's Office for Davidson County, Tennessee.

QuitClaim Deed for common areas to Traceside Homeowner's Association of record in Instrument Number 20000329-0031449, in the Register's Office for Davidson County, Tennessee.

Easement for right of way of record in Book 3533, Page 299, in the Register's Office for Davidson County, Tennessee.

Easement(s) of record in Book 5607, Page 882, Book 9306, Page 279 and Book 9443, Page 960, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sewer Line of record in Book 11564, Page 887, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 1306, Page 279 and Book 10053, Page 235, in the Register's Office for Davidson County, Tennessee.

Deed to HOA of record in Instrument Number 20000329-0031456, 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 7049 Meadow Ridge Circle 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 30th day of July, 2019.

Stephen C. Soll

Michelle M. Soll

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen C. Soll and Michelle M. Soll, 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 30th day of July, 2019.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

