WARRANTY DEED

Karen Johnson Davidson County
Batch# 292123 **DEEDWARR**
09/27/2019 08:27:54 AM 2 pgs
Fees: $13.00 Taxes: $1,824.10

20190927-0098273

W-EXIT-19-5525

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $493,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary L. Minich	**NEW OWNER**	
(NAME)	(NAME)	**155-16-0A-013.00-CO**
5525 Traceside Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KRISTY J. SINKFIELD AND WILLIE ANTONI SINKFIELD, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY L. MINICH, A MARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of A Resubdivision of Traceside, Section One of record in Plat Book 7900, Page 946, 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 Kristy J. Sinkfield and Willie Antoni Sinkfield by Warranty Deed from Larry D. Jones and wife, Lisa M. Jones of record in Instrument No. 20060206-0014292 Register's Office for Davidson County, Tennessee, dated January 27, 2006 and recorded on February 06, 2006.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 7900, Page 946, Register's Office for Davidson County, Tennessee.
- Matters shown on the Boundary Plat of record in Plat Book 7900, Page 705, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 9236, Page 504, as amended in Book 9435, Page 493 and Book 9677, Page 675, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 9668, Page 899, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 9668, Page 894, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA for open space area of record in Instrument No. 200003290031452, in the Register's Office for Davidson County, Tennessee.
- Letter as to use of common areas of record in Instrument No. 20001114-0112667, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Line of record in Book 9306, Page 279, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5525 Traceside Drive, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 23rd DAY OF SEPTEMBER, 2019.

Kristy J. Sinkfield

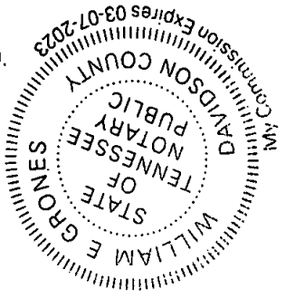
Willie Antoni Sinkfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTY J. SINKFIELD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of September, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

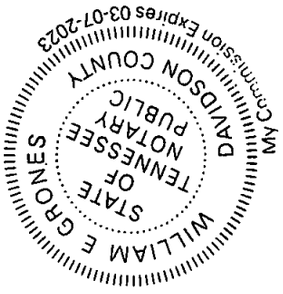


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIE ANTONI SINKFIELD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of September, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
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Nashville, TN 37212