THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190922545** Karen Johnson Davidson County Batch# 294472 DEEDWARR 10/02/2019 08:34:36 AM 2 pgs Fees: $13.00 Taxes: $1,657.60 20191002-0100321	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $448,000.00. Affiant Subscribed and sworn to before me, this27th day of September, 2019. Notary Public My Commission Expires: WILLIAM T CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner: Justin C. Byler and Sharon L. Byler 1509 Bellafonte Court Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 155 16 0A 329.00

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, **David G. Liddle and Amanda K. Liddle, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin C. Byler and Sharon L. Byler, husband and wife**, ("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. 6, on the Plan of TRACESIDE SECTION NINE, of record at Instrument No. 20000103-0000455, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to David G. Liddle and Amanda K. Liddle, husband and wife, by Warranty Deed from Gregory James Pease and wife, Stephanie Lara Pease, of record in Instrument No. 20120608-0050414, in the Register's Office of Davidson County, Tennessee, dated June 08, 2012 and recorded on June 08, 2012.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TRACESIDE SECTION NINE, as recorded in Instrument No. 20000103-0000455

Declaration of Covenants, Conditions and Restrictions recorded in Book 9236, Page 504; Amended and Restated Declaration of Covenants, Conditions and Restrictions in Book 9435, Page 493 and First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions in Book 9677, Page 675.

Landscape Agreement as set forth in instrument recorded in Book 10355, Page 859.

Terms and provisions of By-Laws of Traceside Homeowner's Association, Inc. recorded in Book 9668, Page 899.

This is improved property located at 1509 Bellafonte 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 27th day of September, 2019.

David G. Liddle

Amanda K. Liddle by
Amanda K. Liddle Attorney in Fact
By: David G. Liddle, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Liddle, 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, and who further acknowledged that he is the Attorney-in-Fact for Amanda K. Liddle and that he is authorized by Amanda K. Liddle to execute this instrument on her behalf.

WITNESS my hand, at office, this 27th day of September, 2019.

Notary Public

