FILE NUMBER
GRN - 1910054-(1)

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190922900** Karen Johnson Davidson County Batch# 300840 DEEDWARR 10/15/2019 10:06:30 AM 2 pgs Fees: $13.00 Taxes: $1,664.63 20191015-0105423	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $449,900.00. Affiant Subscribed and sworn to before me, this 11th day of October, 2019. Notary Public My Commission Expires: RHONDA S. HARDISON NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires 12-20-2021

WARRANTY DEED

Address New Owner: Laura P. Rottmann and Catherine R. Bradford 4905 Traceway Drive Nashville TN 37221	Send Tax Bills To: SAME AS OWNER/NEW OWNER	Tax Information: Tax Parcel ID No. 155-16-0A-171.00-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, **Jason Spencer and wife, Ashley W. Spencer,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laura P. Rottmann and Catherine R. Bradford, as tenants in common with rights of survivorship**, ("Grantees"), their 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. 186 on the Plan of Traceside, Section Seven of record in Plat Book 9700, Page 423, 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 Jason Spencer and wife, Ashley W. Spencer by Warranty deed from William J. Hamm and wife, Lianna S. Hamm of record in Instrument No. 20170320-0026755 Register's Office for Davidson County, Tennessee, dated March 17, 2017 and recorded on March 20, 2017.

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 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 423, 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, amended and restated in Book 9435, Page 493, amended in Book 9677, Page 675, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9668, page 899, Register's Office for Davidson County, Tennessee.

Articles of Incorporation of Traceside Homeowner's Association, Inc. in Book 9668, page 894, Register's Office for Davidson County, Tennessee.

Quitclaim Deed for common area conveyance of record in Instrument Number 20000329-0031451, in the Register's Office for Davidson County, Tennessee.

Landscape Agreement of record in Book 10355, page 859, Register's Office for Davidson County, Tennessee.

Easement of record in Book 3533, page 299, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement of record in Book 9306, page 279, 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 4905 Traceway Drive 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 11th day of October, 2019.

Jason Spencer

Ashley W. Spencer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Spencer and Ashley W. Spencer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of October, 2019.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)