THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28167

Karen Johnson Davidson County
Batch# 379354 DEEDWARR
03/30/2020 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20200330-0033853

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

STATE OF TENNESSEE
COUNTY OFWILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 449,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Madeline Fleckenstein & Andrew Fleckenstein	New Owner	MAP 155-16-0A
6413 Holly Trace Court		PARCEL 398.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Tony John Winlker and Emily Marie Waldooh Winkler, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Madeline Fleckenstein and Andrew Fleckenstein, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 346 on the Plan of Traceside, Section 11 of record in Plat Book 11700, Page (s) 59 through 61, inclusive, and Plat 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 Tony John Winkler and Emily Waldooh Winkler, Husband and Wife by Warranty deed from Thomas W. Grassi and Della R. Grassi, husband and wife of record in Instrument No. 20150616-0057156 Register's Office for Davidson County, Tennessee, dated June 11, 2015 and recorded on June 16, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2020 and subsequent years; (2) all matters shown on the Plan of record in PUD Boundary Plat Book 7900, Page 705, Plat Book 11700, Page 59 thru 61 and in Instrument Number 20000922-0094253; (3) Covenants, Conditions and Restrictions of record in Book 9236, Page 504, Book 9435, Page 504, Book 9677, Page 675, , Book 9668, Page 894, Book 11483, Page 98, Instrument Number 20010116-0004786, amended in Instrument Number 20020111-0004996 and Instrument Number 20020116-0006610; (4) By-Laws of Traceside Homeowner's Association, Inc. of record in Book 9668, Page 899; (5) Deed of Conveyance of Open Space of record in Instrument Number 20010221-0016218: (6) Property Prohibition and Non-Use Agreement concerning Traceside common areas and elements of record in Instrument Number 20001114-0112667; (7) Easement to Harpeth Valley Utility District in Book 9306, page 279;(8) Right-of-Way Easement of record in Book 3533, Page 299; (9) Agreement for Revocable Easement of record in Instrument Number 20000202-0010812; (10) Agreement for Dedication of Easement for Water Line of record in Book 7598, page 747; (11) Landscape Agreement of record in Book 10355, page 859; (12) Subject to rights of others in and to the common areas and/or elements. (13) All visible easements; (14) All applicable governmental and zoning regulations.

This is IMPROVED property known as **6413 Holly Trace Court, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 27th day of March, 2020.

Tony John Winlker

Emily Marie Waldooh Winkler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tony John Winlker** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of March, 2020.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Emily Marie Waldooh Winkler** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 20th day of March, 2020.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

True Copy Certification

I, **Jennifer Pennell**, 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

