Karen Johnson Davidson County
Batch# 531424 DEEDWARR
12/11/2020 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20201211-0145940

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201031261** JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $430,000.00. Affiant Subscribed and sworn to before me, this 7th day of December, 2020. Notary Public My Commission Expires: 8.20.2023

WARRANTY DEED

Address New Owner: Corey Raines and Sarahbeth Raines 1201 Meadow Trace Court Nashville TN 37221	Send Tax Bills To: Renasant Bank 2001 Park Place No, Ste 650 Birmingham, AL 35203	Tax Information: Tax Parcel ID No. 155 16 0A 030.00

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, **Joseph Matthew Hetzer and Anna Hetzer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarahbeth Raines and Corey Raines, 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. 22 on the Plan of Traceside, Section Two, of record in Plat Book 7900, Page 980, 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 Joseph Matthew Hetzer and Anna Hetzer, husband and wife, by Quitclaim Deed from Joseph Matthew Hetzer and Anna Pearl Terry n/k/a Anna Hetzer, husband and wife, of record in Instrument No. 20200121-0006914, in the Register's Office of Davidson County, Tennessee, dated January 10, 2020 and recorded on January 21, 2020.

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 2021 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 Two, as recorded in Plat Book 7900, Page(s) 980 and 981.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010116-0004786 and Notice of Annexation recorded in Instrument No. 20020111-0004996 and re-recorded in Instrument No. 20020116-0006610..

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 11483, Page 98; Book 9236, Page 504 and amended in Book 9435, Page 493 and Book 9677, Page 675.

Easement for Right of Way, recorded in Book 3533, Page 299 and Book 4243, Page 685.

Easement for Right of Ingress and Egress, recorded in Book 5607, Page 882.

Easement for Sewer Line, recorded in Book 9306, Page 279 and Book 11564, Page 887.

Common Property Agreement as set forth in instrument recorded in Instrument No. 20001114-0112667.

This is improved property located at 1201 Meadow Trace 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 7th day of December, 2020.

Joseph Matthew Hetzer

Anna Hetzer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Hetzer and Anna Hetzer, 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 7th day of December, 2020.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)