WARRANTY DEED

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS: **$164,000.00**

Affiant

Subscribed and sworn to before me this 2nd day of January, 2008

Notary Public

My Commission expires: 8/12/12
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Daniel Clarke	Bank of America	108-04-0-A-134.00CO
1175 Fitzpatrick Road	9000 Southside Boulevard, Bldg 700	
Nashville, TN 37214	Jacksonville, FL 32256	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Toya Yarbrough and Craig Hines**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Daniel Clarke and Rachel Clarke, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 74 on the plan of Villages of Larchwood, Phase 3, Section 4B, of record in Instrument Number 20020500-0055200, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Toya Yarbrough and Craig Hines, by deed from Leon Sharber, Trustee, on July 30, 2004, of record in Instrument Number 20040812-0097430, Register's Office for Davidson County, Tennessee.

***The said Toya Yarbrough now known as Toya Hines and Toya L. Yarbrough.**

The property is subject to the following:

- Taxes and assessments for the year 2008 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Instrument Number 20020506-0055200 and revised in Instrument Number 20040115-0006250, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 8067, page 792; and Book 8150, page 765; and Book 8495, page 747; and Book 10715, page 162; and Book 10940, page 499; and Book 11448, page 741, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 8376, page 933, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 8400, page 677; and Book 8543, page 303, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1175 Fitzpatrick Road, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Davidson County DEEDWARR
Recvd: 01/03/08 10:50 2 pgs
Fees:13.00 Taxes:606.80
20080103-0000582

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 December 31, 2007.

Craig L Hines
Craig Hines

Toya Hines Toya L. Yarbrough

STATE OF Georgia
COUNTY OF Chatham

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Toya [redacted] and Craig Hines** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained. Toya L Yarbrough

WITNESS my hand and Official Seal at office this December 31, 2007

My commission expires 19 March 2010

19 March 2010 Dorothy Bennett Hill
Notary Public

DOROTHY BENNETT HILL NOTARY PUBLIC CHATHAM COUNTY, GA.