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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**3817 Bedford Avenue**<br>**Suite 140**<br>**Nashville, Tennessee 37215**<br><br>**CRT File No. 10040394** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $252,500.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 28th day of May, 2010.<br><br>Hillary Torrence<br>Notary Public<br>My Commission Expires: 12-10-12 |

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100034974 DEEDWARR
Recvd: 06/09/10 08:45 2 pgs
Fees:13.00 Taxes:934.25
20100609-0044598

# WARRANTY DEED

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| Address New Owner:<br>Philip Richard Martin and Kaarin Hosler<br>484 Brentlawn Drive<br>Nashville TN 37220 | Send Tax Bills To:<br>Renasant Bank<br>2001 Park Place North Ste. 650<br>Birmingham, AL 35203-2788 | Tax Information:<br>Tax Parcel ID No.<br>14616004000 |

**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, **Jeremy D. Clark and wife, Jennifer Nicole Westerman n/k/a Jennifer Nicole Westerman Clark** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Philip Richard Martin, an unmarried man and Kaarin Hosler, an unmarried woman** ("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 91, PLAN OF BRENTWOOD HALL, SECTION V, as shown on plat of record in Plat Book 2133, Page 127, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Jeremy D. Clark and Jennifer Nicole Westerman by Warranty Deed from Dewey Lackey and wife, Sharon Lackey, recorded on the 3rd day of October, 2005 in Instrument No. 20051003-0118427, in the Register's Office of Davidson County, Tennessee.

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 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF BRENTWOOD HALL, SECTION V, as recorded in Plat Book 2133, Page(s) 127.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 484 Brentlawn Drive Nashville TN 37220.

**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

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 28th day of May, 2010.

Jeremy D. Clark

Jennifer Nicole Westerman Clark

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeremy D. Clark and Jennifer Nicole Westerman Clark, 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 28th day of May, 2010.

Notary Public

My Commission Expires: 11/22/10

COUNTY OF SUMNER
KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC