(2)

Return To:
MH&S Law Firm
804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 12030405

STATE OF TENNESSEE:
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $250,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of May, 2012.

Notary Public
My Commission Expires: 3-18-2014

ASHLEY S. HEATH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120035324 DEEDWARR
Recvd: 05/14/12 12:49 2 pgs
Fees:13.00 Taxes:925.00
20120514-0041436

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Clayton Gregory Jarrell and Ashley Ammons Jarrell 112 Holt Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 180030A01400CO

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, **Mary Henson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clayton Gregory Jarrell and wife, Ashley Ammons Jarrell**, ("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 14, PLAN OF STONE CREEK PARK, SECTION 1-B, as shown on plat of record in Plat Book 9700, Page 389, 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 Mary Henson, married by Warranty Deed from Michael Mathew Goff and wife, Shannon Renee Goff, recorded on the 29th day of August, 2006 in Instrument No. 20060829-0106673, in the Register's Office of Davidson County, Tennessee. Mary Henson having since divorced April 23, 2008 of record in Docket #08D-250 in the Fourth Circuit Court for Davidson County, Tennessee at Nashville.

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 2012 and thereafter, not yet due and payable.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10324, Page 365, amended in Intrument No. 20010719-0076875.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF STONE CREEK PARK, SECTION 1-B, as recorded in Plat Book 9700, Page(s) 389.

Charter of Stone Creek Park Homeowners' Association, Inc. recorded in Book 10324, Page 358.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 10316, Page 607.

Easement recorded in Book 10716, Page 596.

This is improved property located at 112 Holt Drive Nashville TN 37211

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 8th day of May, 2012.

Mary Henson by John F Triggs Attorney in fact

Mary Henson
By John F. Triggs, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John F. Triggs, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Mary Henson, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of May, 2012.

Notary Public
My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013