BILL GARRETT, Davidson County
Trans:T20120040904 DEEDWARR
Recvd: 06/04/12 13:46 3 pgs
Fees:18.00 Taxes:1476.30
20120604-0048457

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Erica A. Klaritch
2511 Sunset Place
Nashville, Tennessee 37212

SEND TAX BILL TO:
Owner

MORTGAGEE:
The 2002 Thomas M. Klaritch f/b/o Erika Klaritch
97 Governors Way
Brentwood, TN 37027

MAP 104-15
GROUP
PARCEL 115.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Frank E. Harrell, Jr. and wife, Liana Paslaru Harrell,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Erica A. Klaritch**, hereinafter called the GRANTEE, her 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 part of Lot No. 25 on the Plan of Sunset Park, of record in Book 332, page 132, Register's Office, Davidson County, Tennessee.

Said Lot No. 25 fronts 51 feet on the southerly margin of Sunset Place and extends back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to Frank E. Harrell, Jr. by deed dated August 1, 2006 from Betty J. Claxton, unmarried of record in Instrument no. 20060808-0097577, Register's Office for Davidson County, Tennessee; and further conveyed to Frank E. Harrell, Jr., and wife, Liana Paslaru Harrell by Quitclaim Deed from Frank E. Harrell, Jr., dated 07/23/2007, of record in Inst No. 20070723-0087408, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **2511 Sunset Place, Nashville, Tennessee 37212.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 **31st** day of **May, 2012.**

Frank E. Harrell, Jr.

Liana Paslaru Harrell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Frank E. Harrell, Jr. and wife, Liana Paslaru Harrell**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of May, 2012.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $399,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of May, 2012.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/3/2016

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY