WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130032879 DEEDWARR
Recvd: 04/22/13 13:54 3 pgs
Fees:18.00 Taxes:1073.00

20130422-0039829

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 290,000.00 .

Catherine Clearwaters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF April, 2013.

Lynn Babcock
Notary Public

MY COMMISSION EXPIRES: 1-15-17
(AFFIX SEAL)

LYNN J. BABCOCK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Payton McClure		104010D00200CO
(NAME)	(NAME)	
402B Theresa Avenue	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this ____ day of _____, 20__, by and between **PETER M. HARROWER, UNMARRIED,** party of the first part, and **PAYTON MCCLURE, UNMARRIED,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Unit No. B, as shown on the plan of Theresa Townhomes, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Instrument 200704180046425, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Peter M. Harrower, unmarried by Deed from McCorison Homes Inc., a Tennessee Corporation, dated 10/26/2007 and filed for record on 11/05/2007 in Instrument 200711050130006, Register's Office for Davidson County, Tennessee.

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 said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Peter M Harrower

PETER M. HARROWER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named PETER M. HARROWER, ~~with whom I am personally acquainted, or~~ proved to me on the basis of satisfactory evidence, and who acknowledged that ~~they~~ he executed the within instrument for the purposes therein contained.

Witness my hand at office this 11th day of MARCH, 2013

Commission expires: July 7 2014

Margaret A. Donovan

Notary Public

MARGARET A DONOVAN

MARGARET A. DONOVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 7, 2014

EXHIBIT A

Master Deed and By-Laws filed for record in Instrument 200704180046425, said Register's Office.