THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13040073**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $453,000.00. Affiant Subscribed and sworn to before me, this 18th day of April, 2013. Notary Public My Commission Expires: 3/21/17

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

WARRANTY DEED

Address New Owner: Scott Naylor and Doris Naylor 3105 Overlook Dr Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10410020600

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, **Caroline Phillipe Stark** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott Naylor and Doris Naylor, Husband and Wife**, ("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 the Westerly part of Lot No. 3 of Block 6 on the Map of Fairfax Place, of record in Book 547, Pages 137 and 138, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 100 feet on the South side of Overlook Drive and runs back between lines 195.3 feet on the Easterly line and 245.75 feet on the Westerly line to a dead line in the rear, measuring 89 feet thereon.

Being the same property conveyed to Caroline Phillipe Stark by Final Decree as recorded on the 27th day of February, 1979 in Deed Book 5399, Page 220 and Warranty Deed from Jerry F. Agee and wife, Tommye M. Agee to Lucien P. Stark and wife, Caroline P. Stark as recorded on the 27th day of September, 1961 in Deed Book 3282, Page 379, 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 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FAIRFAX PLACE, as recorded in Plat Book 547, Page(s) 137 and 138.

This is improved property located at 3105 Overlook Dr Nashville, TN 37212.

BILL GARRETT, Davidson County
Trans:T20130033811 DEEDWARR
Recvd: 04/25/13 08:32 2 pgs
Fees:13.00 Taxes:1676.10
20130425-0040914

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 18th day of April, 2013.

Caroline Phillipe Stark

Caroline Phillipe Stark

also known as Caroline Phillippe Stark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Caroline Phillipe Stark*, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of April, 2013.

Kate Rosenthal

Notary Public

My Commission Expires: _____

*AKA Caroline Phillippe Stark

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014