WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130045318 DEEDWARR
Recvd: 05/31/13 09:45 2 pgs
Fees:13.00 Taxes:1178.45
20130531-0054885

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29TH day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 381 Mallory Station Road, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Patrick Thorp and Mindy Maurine Thorp	NEW OWNER	126 16 0A 485.00CO
(NAME)	(NAME)	
920 Falling Water Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	, ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jacqueline B. Jarratt**, single, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andrew Patrick Thorp and Mindy Maurine Thorp, husband and wife**, hereinafter called the Grantees, their 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 Lot No. 166 on the Plan of Riverwalk Phase 2D, as of record in Instrument No. 20041020-0126324, corrected in Instrument No. 20041109-0135316, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jacqueline B. Jarratt by Quitclaim Deed from Robert L. Jarratt dated March 17, 2011 of record in Instrument No. 20110317-0021072, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 920 Falling Water Court, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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 29th day of **May, 2013.**

Jacqueline B. Jarratt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Jacqueline B. Jarratt**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of **May, 2013.**

BEVERLY PARHAM
STATE OF TENNESSEE
NOTARY PUBLIC
WEAKLEY CO. TN.

Notary Public

My commission expires: 11-19-14