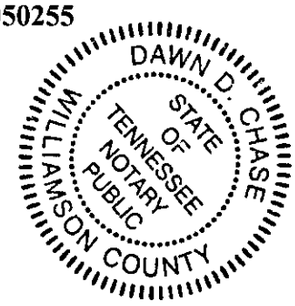
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 13050255** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Jayler Norman Affiant Subscribed and sworn to before me, this 18th day of June, 2013. Notary Public My Commission Expires: 3/18/14

WARRANTY DEED

Address New Owner: Jacqueline B. Jarratt 8436 Indian Hills Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 155100A09000CO

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, **Carl Clark and Bonnie Harkins, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacqueline B. Jarratt**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*single

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of McCrory Trace Estates, a Planned Unit Development, of record in Plat Book 6900, Pages 720 thru 723, as amended by Surveyor's Correction of record in Book 7825, Page 429, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.Being the same property conveyed to Carl Clark and Bonnie Harkins by Deed from JoAnne Sacks and husband, Lawrence L. Sacks of record at Instrument No. 20010709-0072864, Register's Office for Davidson County, Tennessee, dated June 28, 2001 and recorded on July 9, 2001.

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.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this

Any Owner's Policy issued pursuant hereto will contain under Schedule B the Standard Exceptions listed below. Any loan policy issued pursuant hereto will contain Standard Exceptions (a), (d), and (e) unless a satisfactory survey and inspection of the premises is made:

a. Right or claims of parties in possession not shown by the Public Records.
b. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
c. Taxes or special assessments which are not shown as existing liens by the Public Records.
d. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
e. Easements or claims of easements not shown by the Public Records.
If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated. Section 67-5-603 et seq.
Taxes for the year 2013 a lien, not yet due and payable.

BILL GARRETT, Davidson County
Trans:T20130053272 DEEDWARR
Recvd: 06/24/13 13:01 3 pgs
Fees:18.00 Taxes:925.00
20130624-0064565

Subject to all matters shown on the Plan of record in Plat Book 6900, Pages 720 thru 723, as amended by Surveyor's Correction of record in Book 7825, Page 429, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7241, Page 597, amended by Book 7576, Page 846 and Instrument No. 20021104-0134797, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
By-Laws of McCrory Trace Estates of record in Book 7576, Page 831, in the Register's Office for Davidson County, Tennessee.
Charter of HOA of record in Book 7576, Page 821, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021104-0134797, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 8436 Indian Hills Drive Nashville TN 37221

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 June, 2013.

Carl Clark

Bonnie Harkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katherine McGill, 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 June, 2013.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 18th day of June 2013 before me personally appeared Katherine McGill known to me to be the Person who executed the foregoing on behalf of Bonnie Harkins and Carl Clark as their attorney in fact, And who acknowledged that she executed the foregoing as the fee act and deed of the said Bonnie Harkins and Carl Clark.

Witness my hand this 18th day of June, 2013

My Commission Expires:_____

Notary Public

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014

Return to:
Foundation Title and Escrow, LLC
2672 N. Mt. Juliet Rd
Mt. Juliet, TN 37122