BILL GARRETT, Davidson County
Trans:T20130054717 DEEDWARR
Recvd: 06/27/13 14:57 2 pgs
Fees:13.00 Taxes:712.25
20130627-0066334

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 21st day of June, 2013, by and between Esther O Thompson, party of the first part, and Tracey A Karl and husband John E Karl Jr., and John E Karl, Sr., a married man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING LOT 50, NEW HOPE POINT, PHASE ONE, SECTION TWO, A PLANNED UNIT DEVELOPMENT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 431, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being all or part of the same property conveyed to Esther O. Thompson, by virtue of that certain Warranty Deed dated February 24, 1999, at Book 11357, Page 957 and Quit Claim Deed at Instrument No. 20080512-0048651 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of 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 aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that 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 it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Esther O Thompson

STATE OF VIRGINIA
COUNTY OF ROANOKE

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Esther O Thompson, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of June, 2013.

Notary Public

My Commission Expires: 11/30/2014

CYNTHIA E STILES
Notary Public
Commonwealth of Virginia
Registration #316128
Commission Exp. November 30, 2014

Property Owner & Address: Tracey A Karl and John E Karl Jr

Tax Parcel No 098130A05000CO

Property Address: 4736 Cape Hope Pass
Hermitage, TN 37076

MAIL TAX
BILLS TO: New owner
4736 Cape Hope Pass
Hermitage, TN. 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $192,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of June, 2013.

Notary Public

My Commission Expires:

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-17-2015