THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31285-06-2013**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ WILSON: The actual consideration or value, whichever is greater, for this transfer is: $179,450.00. Affiant Subscribed and sworn to before me this 28th day of June, 2013. Notary Public My Commission Expires: 9-12-16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Alan M. Clark, Meghan Rossiter 7221 Explorer Trail Nashville, TN 37221	US BANK NATIONAL ASSOCIATION PO Box 7298 Springfield, OH 45501	Map and Parcel No.: 126 150 A 26200 CO

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, **M. S. McFarlin, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alan M. Clark*and Meghan Rossiter****("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*a single man **a single woman

This is improved property located at 7221 Explorer Trail, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 28th day of June, 2013.

M. S. McFarlin

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **M. S. McFarlin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2013.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20130056908 DEEDWARR
Recvd: 07/03/13 14:06 2 pgs
Fees:13.00 Taxes:663.97

20130703-0069180

RETURN TO
Stewart Title Company
13026 Lebanon Rd., Suite 100
Mt. Juliet, TN 37122
File # 01 088 15744

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 46 on the plan of Section Six, Boone Trace at Biltmore, of record in Instrument No. 20010607-0060003, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to M. S. McFarlin, unmarried, by deed dated February 27, 2004, from Robert A. Jansen, unmarried, of record in instrument No. 20040303-0024176, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantees.
2. Declaration of Covenants, Conditions and Restrictions for Boone Trace of record in Instrument No. 20010717-0075902 supplemented in Instrument No. 20011119-0126832, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
3. Dedication of common area to Boone Trace Homeowner's Association, Inc. of record in Instrument No. 20011119-0126831, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Boone Trace Homeowner's Association, Inc. of record in Book 9607, page 534, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20010607-0060003, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6900, page 470, Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 756, page 142, Register's Office for Davidson County, Tennessee.
8. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Instrument No. 20040204-0013636, Register's Office for Davidson County, Tennessee.
9. Easement and Right of Entry Agreement granted to Viacom of record in Book 9665, page 420, Register's Office for Davidson County, Tennessee.