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. 31247-05-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $549,000.00. Affiant Subscribed and sworn to before me this 12th day of July, 2013. Notary Public My Commission Expires: KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 20, 2014

WARRANTY DEED

Address New Owner: Kathryn C. Swords 17 Lexington Green Nashville, TN 37215	**Send Tax Bills To:** SAME	**Tax Information:** Map and Parcel No.: 131 010 J 01000 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, **Merrie M. Clark, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathryn C. Swords, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 17 Lexington Green, Nashville, TN 37215

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 12th day of July, 2013.

Merrie M. Clark

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Merrie M. Clark**, 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 12th day of July, 2013.

Notary Public

My Commission Expires:

GERALD G. [illegible] STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans: T20130059994 DEEDWARR
Recvd: 07/15/13 11:22 2 pgs
Fees: 13.00 Taxes: 2031.30

20130715-0072897

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Lexington Green, as of record in Plat Book 6900, page 198, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Merrie M. Clark by deed dated March 23, 2006, from Arthur McLeod Mellor, Trustee of the Arthur McLeod Mellor Inter Vivos Trust, dated December 21, 1994, appearing as Instrument No. 20060330-0036162, 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 Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Lexington Green of record in Book 7118, page 21, 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. Charter of Incorporation of Lexington Green Homeowners Association of record in Book 7144, page 262, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6900, page 198 and corrected in Book 7501, page 786, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4155, page 552 and Book 4159, page 121, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Book 7598, page 989, Register's Office for Davidson County, Tennessee.