File Book 9-B

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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 13070143**<br><br>BILL GARRETT, Davidson County<br>Trans:T20130066803 DEEDWARR<br>Recvd: 08/05/13 10:54 2 pgs<br>Fees:13.00 Taxes:2284.75<br>20130805-0081523 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $617,500.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this2nd day of August, 2013.<br><br>Notary Public<br>My Commission Expires: ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.<br>My Commission Expires NOV. 3, 2015 |

## WARRANTY DEED

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| Address New Owner:<br>Merrie M. Clark<br>509 Belgrave Park<br>Nashville TN 37215 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>117-13-0-B 022.00 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, **Edgar T. Mertz and spouse, Patricia A. Mertz** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Merrie M. Clark**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 509, PHASE ONE, ABBOTTSFORD, as shown on plat of record in Plat Book 6250, Page 419 thru 421, amended in Book 6638, Page 356, Book 6771, Page 683 and Book 6800, Page 164, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Edgar T. Mertz and spouse, Patricia A. Mertz by Warranty Deed from William A. Goebel, Jr., unmarried, recorded on the 14th day of May, 1997 in Deed Book 10453, Page 418, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE, ABBOTTSFORD, as recorded in Plat Book 6250, Page(s) 419 thru 421, amended in Book 6638, Page 356, Book 6771, Page 683 and Book 6800, Page 164.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6478, Page 177, amended in Book 6530, Page 242, Book 6537, Page 303, Book 8106, Page 1, Book 8627, Page 254, Book 9381, Page 876, Book 10458, Page 810 and Instrument Nos. 20010330-0030930 and 20010502-0045152 and re-recorded at Instrument No. 20010514-0049648.

Charter of Homeowners Association recorded in Book 6548, Page 213.

Easement for Water Lines, recorded in Book 1037, Page 572 and Book 1286, Page 572.

Stormwater Detention Agreement recorded in Book 6555, Page 328.

Grant of Gas Service Line or Fuel Line Easement to Nashville Gas Co. recorded in Book 6928, Page 934.

Terms and provisions of by-Laws amended in Book 9381, Page 876 and Book 8627, Page 254.

Quitclaim Deed to Homeowners Association for Common Areas recorded in Book 7175, Page 761.

This is improved property located at 509 Belgrave Park Nashville TN 37215.

**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 2nd day of August, 2013.

Edgar T. Mertz

Patricia A. Mertz

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edgar T. Mertz and Patricia A. Mertz, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of August, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014