Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
13-7019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Mary Kathryn Black
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15 DAY OF August, 2013.

D. Gwyn
Notary Public

Commission Expiration: 4/7/2014

DEANNA GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER:
Mary Kathryn Black
141 Morton Mill Circle
Nashville, TN 37221

SEND TAX BILLS TO:
Avenue Bank
111 10th Avenue South, Ste 250
Nashville, TN 37203

MAP-PARCEL:
141120D14100CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Michelle Elaine Lynch

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary Kathryn Black

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Unit No. 141 (and driveway serving said unit) on the Plan of Third Revision of Morton Mill Estates of record in Book 7900, page 561, Register's Office for said county to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michelle Elaine Lynch on 03/23/2006 by deed from Virginia M. Fleshood, filed for record on 03/29/2006 in Instrument No. 20060329-0035790, in the Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 141 Morton Mill Circle, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15 day of August, 2013.

BILL GARRETT, Davidson County
Trans:T20130071741 DEEDWARR
Recvd: 08/20/13 10:21 2 pgs
Fees:13.00 Taxes:629.00
20130820-0087523

Michelle Elaine Lynch

Michelle Elaine Lynch

~~STATE~~ Co OF Davidson
COUNTY OF TN
~~State~~

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

Witness my hand and official seal at Nashville, Tn. this 15 day of August, 2013.

D. Gwyn
Notary Public

Commission Expiration: 7/7/2014

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY