File Box 9-B

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. 31370-08-2013** **File Box 9-B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $595,000.00. June F. Fortson Affiant Subscribed and sworn to before me this 23rd day of August, 2013. Notary Public My Commission Expires: _____ GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN. My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: June F. Fortson and Clyde M. Fortson 111 Postwood Place Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 103 150 A 01100 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, **Constance Elizabeth Petracek, Trustee of the Constance Elizabeth Petracek Living Trust under agreement dated August 6, 1997**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **June F. Fortson and husband, Clyde M. Fortson,** ("Grantees"), their 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 111 Postwood Place, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she 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 herself, her successors and assigns, to warrant and forever defend the title to said real estate to Grantees, their 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.

BILL GARRETT, Davidson County
Trans:T20130073840 DEEDWARR
Recvd: 08/27/13 09:34 3 pgs
Fees:18.00 Taxes:2201.50
20130827-0090109

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of August, 2013.

Constance Elizabeth Petracek, Trustee of the
Constance Elizabeth Petracek Living Trust
under agreement dated August 6, 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Constance Elizabeth Petracek, Trustee of the Constance Elizabeth Petracek Living Trust under agreement dated August 6, 1997**, 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 23rd day of August, 2013.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 11 on the Revised Plan of Postwood, of record in Book 5200, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to The Constance Elizabeth Petracek Living Trust under agreement dated August 6, 1997, by quitclaim deed dated January 16, 2002, from Constance Elizabeth Petracek, married, of record in Instrument No. 20020118-0007886, Register's Office for Davidson County, Tennessee. And also being conveyed to Constance Elizabeth Petracek, Trustee of the Constance Elizabeth Petracek Living Trust under agreement dated August 6, 1997, by quitclaim deed dated August 22, 2013, from Michael Ray Petracek and Constance Elizabeth Petracek, as Co-Trustees of the Michael Ray Petracek and Constance Elizabeth Petracek Living Trust under agreement dated August 6, 1997, and Michael Ray Petracek and Constance Elizabeth Petracek, individually, of record in Instrument No. 20130827-0090108, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2013, which have been prorated by the parties and assumed by the Grantees.
2. Declaration of Covenants, Conditions and Restrictions for Postwood of record in Book 5116, page 225, amended in Book 5635, page 706, Book 5362, page 13, Book 5794, page 68, Book 5910, page 322, Book 8240, page 746, and Instrument No. 20000915-0091860, 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 Postwood Homeowners Association of record in Book 5116, page 220, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 5200, page 104, Register's Office for Davidson County, Tennessee.