BILL GARRETT, Davidson County
Trans:T20130096432 DEEDWARR
Recvd: 11/12/13 15:15 2 pgs
Fees:13.00 Taxes:884.30
20131112-0116940

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13100053

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $239,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of November, 2013.

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

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jack Terrell Karr 101 Morton Mill Cir Nashville TN 37221	New Owner	Tax Parcel ID No. 141-12-0D-101.00 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, **Paula K. Southwood, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jack Terrell Karr, unmarried** ("Grantees"), his 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 101 (and driveway serving said lot), MORTON MILL ESTATES, as shown on plat of record in Plat Book 6900, Page 652, revised in Plat Book 6900, Page 765, Plat Book 7900, Page 226 and Plat Book 7900, Page 561, 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 Paula K. Southwood by Warranty Deed from J. Wallace Riggins, Jr. and wife, Dainese L. Riggins, recorded on the 28th day of January, 2000 in Instrument No. 200001280009392, 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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MORTON MILL ESTATES, as recorded in Plat Book 6900, Page(s) 652, revised in Plat Book 6900, Page 765, Plat Book 7900, Page 226 and Plat Book 7900, Page 561, amendment for Lot 101 in Instrument No. 20000711-0068662 and Boundary Plat recorded in Plat Book 6900, Page 406.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7546, Page 145, amended in Book 7936, Page 704 and Book 8079, Page 804.

Terms and provisions of by-Laws recorded in Book 7936, Page 709.

Terms and provisions of the Articles of Incorporation of Morton Mill Estates Homeowners Association, recorded in Book 7414, Page 335.

Deed to Homeowners Association for Common Area recorded in Book 7548, Page 936.

This is improved property located at 101 Morton Mill Cir Nashville TN 37221.

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 8th day of November, 2013.

Paula K. Southwood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paula K. Southwood, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of November, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014