RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-19035

BILL GARRETT, Davidson County
Trans:T20140015724 DEEDWARR
Recvd: 03/07/14 12:16 3 pgs
Fees:18.00 Taxes:1461.50
20140307-0019363

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. 31619-01-2014** **File Box 9B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $395,000.00. Kim Hicks Affiant Subscribed and sworn to before me this 27th day of February, 2014. Notary Public My Commission Expires: 10/30/16

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Thomas Limbaugh 6753 Christiansted Lane Nashville, TN 37211	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 172 100 B 11300 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, **Charles G. Jarboe, an unmarried man** ("Grantor") has this day bargained and sold, and does hereby transfer and convey to **Thomas L. Limbaugh, an unmarried man** ("Grantee"), his 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 6753 Christiansted Lane, Nashville, Tennessee 37211.

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

And Grantor covenants that he 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 himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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 27th day of February, 2014.

Charles G. Jarboe by Kelly E. Cox as his Attorney-in-Fact

Charles G. Jarboe, by
Kelly E. Cox, as his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLY E. COX, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for CHARLES G. JARBOE, and she is authorized by CHARLES G. JARBOE to execute this instrument on his behalf.

Witness my hand at office this 27th day of February, 2014.

NOTARY PUBLIC
My Commission Expires:_____

KAREN FORD MALLORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires NOV 9, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Phase Three, Christiansted Valley, as of record in Instrument No. 20060316-0030458, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles G. Jarboe, an unmarried man, by deed dated November 12, 2009, from Turnberry Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20091117-0105960, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 172 100 B 11300 CO.

2. Declaration of Covenants, Conditions By-Laws and Restrictions for Christiansted Valley Homeowners Association, Inc., of record in Instrument No. 19991221-0305559, amended in Instrument No. 20000728-0074515 and Instrument No. 20070206-0015266, 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 Christiansted Valley Homeowners Association, Inc. of record in Instrument No. 19991221-0305561, Register's Office for Davidson County, Tennessee.

4. All matters appearing on the Plan of record as Instrument No. 20060316-0030458, Register's Office for Davidson County, Tennessee.

5. Storm water detention agreement of record in Book 11628, page 8, Register's Office for Davidson County, Tennessee.