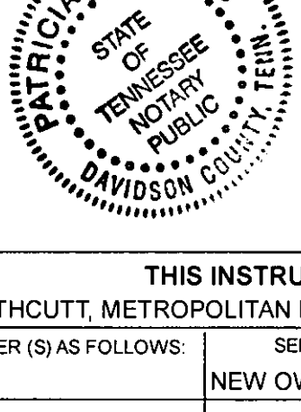
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Prentice C. Claud
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2014

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 8/25/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Prentice C. Claud	NEW OWNER	Parcel ID:
4516 Red Bark Court		183050A18500CO
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Larry G. Rowland and wife, Barbara J. Rowland

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Prentice C. Claud , unmarried

hereinafter called the GRANTEES, their 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 Lot No. 147 on the Plan of October Woods, Phase Three, Section Six, Planned Unit Development, of record in Plat Book 9700, Page 915, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Larry G. Rowland and Barbara J. Rowland by deed from H&J Builders, Inc., of record in Instrument 20040504-0050778, dated April 30, 2004, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 9840, Page 276 amended in Book 10181, Page 986 and Book 9840, Page 267, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 915, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4516 Red Bark Court, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 21st day of April, 2014.

Larry G. Rowland
Larry G. Rowland

Barbara J. Rowland
Barbara J. Rowland

BILL GARRETT, Davidson County
Trans:T20140027007 DEEDWARR
Recvd: 04/22/14 08:51 2 pgs
Fees:13.00 Taxes:832.50

20140422-0033345

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry G. Rowland and Barbara J. Rowland, 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, Tennessee, this 21st day of April, 2014.

My Commission Expires: 8/23/16

Notary Public

