BILL GARRETT, Davidson County
Trans:T20140054717 DEEDWARR
Recvd: 07/29/14 12:14 2 pgs
Fees:13.00 Taxes:660.45

20140729-0067297

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $178,500.00

Janice Collins
Affiant

Subscribed and sworn to before me, this 24th day of July, 2014.

Robert L Sanders
Notary Public
My commission expires: 2-23-15

ROBERT L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Return to:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
SUITE 115
BRENTWOOD, TN 37027

02-1407-49111

Address of New Owner:	Send Tax Bills to:	Tax Information
Troy D. DeLaRosa 1363 Crown Point Place Nashville TN 37211	Same As New Owner	161-06-0-A-204.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Teresa B. Clark and husband, Landon C. Clark, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Troy D. DeLaRosa, a single man, and Paul B. DeLaRosa and Pearl D. DeLaRosa, husband and wife, as joint tenants with rights of survivorship, hereinafter called the Grantees, their successors 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. 204, on the Plan of Oakhill Townhomes, Phase 3, as established by the Declaration of Protective Covenants, Conditions, and Restrictions of record in Instrument No. 20070614-0071397, and shown as Exhibit "A-1" to the supplement of record in Instrument No. 20080709-0070601 (erroneously omitted in prior deed), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Teresa B. Clark and husband, Landon C. Clark by deed from Centex Homes, a Nevada General Partnership, dated April 28, 2010, recorded May 5, 2010, of record in Instrument No. 20100505-0034093, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1363 Crown Point Place, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 24th day of July, 2014.

Teresa B. Clark

Landon C. Clark

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Teresa B. Clark and Landon C. Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 24th day of July, 2014.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires:

12/27/17