THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14091825**  	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Affiant Subscribed and sworn to before me, this 15th day of September, 2014. Notary Public My Commission Expires: 10-18-16

WARRANTY DEED

Address New Owner: Andrew R. VanArk and Whitney R. VanArk 399 Barrywood Dr Nashville TN 37211	Send Tax Bills To: ~~New Owner~~ SYNOVUS MORTGAGE 2204 LAKESHORE DR # 325 BIRMINGHAM, AL 35209	Tax Information: Tax Parcel ID No. 14612015700

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, **Joseph Campbell Thomas Jr. and Anna Krueger Thomas, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Andrew R. Van Ark and Whitney R. Van Ark, Husband and Wife**, ("Grantees"), its 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 464, SECTION SIX, CRIEVE HALL ESTATES, as shown on plat of record in Plat Book 2331, Pages 1 and 2, 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 by Quitclaim Deed from Joseph Campbell Thomas Jr. and Anna Krueger n/k/a Anna Krueger Thomas to Joseph Campbell Thomas Jr. and Anna Krueger Thomas, husband and wife as recorded on the 30th day of August, 2010 in Instrument No. 20100830-0068352, corrected at Instrument No. 20130319-0027222 and Warranty Deed from Tausha M. Carmack, a married woman to Joseph Campbell Thomas Jr. unmarried and Anna Krueger, unmarried as recorded on the 28th day of September, 2009 in Instrument No. 20090928-0089880, 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 SECTION SIX, CRIEVE HALL ESTATES, as recorded in Plat Book 2331, Page(s) 1 and 2.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2332, Page 92.

This is improved property located at 399 Barrywood Dr Nashville, TN 37211.

BILL GARRETT, Davidson County
Trans: T20140069646 DEEDWARR
Recvd: 09/17/14 13:49 2 pgs
Fees: 13.00 Taxes: 1147.00
20140917-0085388

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 15th day of September, 2014.

Joseph Campbell Thomas Jr.

Anna Krueger Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Campbell Thomas Jr. and Anna Krueger Thomas, 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 15th day of September, 2014.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

Return to:
Realty Title
206 A Cool Springs BLVD #106
Franklin, TN 37067