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. 32050-10-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $244,000.00. Affiant Subscribed and sworn to before me this 1st day of December, 2014. Notary Public My Commission Expires: 11-6-17

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Travis Marsh 6501 Chessington Drive Nashville, TN 37221	**Send Tax Bills To:** Finworth Mortgage, a InsBank Company 2106 Crestmoor Road Nashville, Tn 37215	**Tax Information:** Map and Parcel No.: 155 080 C 23900 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, **Caroline M. McCarty, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Travis Marsh, a single man** ("Grantee"), its successors, 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 6501 Chessington Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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.

This is not now nor has it ever been the marital principal residence of the Grantor herein.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of December, 2014.

Caroline M. McCarty

Davidson County DEEDWARR
Recvd: 12/02/14 13:29 3 pgs
Fees:18.00 Taxes:902.80
20141202-0110449

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Caroline M. McCarty**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2014.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 239 on the Plan of Poplar Creek Estates, Phase 2, of record in Book 6900, pages 339 through 347, and amended in Book 7900, pages 888 and 889, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Nathaniel P. Brown, an unmarried person, and Caroline M. McCartney, an unmarried person, by deed dated April 26, 2013, from John M. Mallory and wife, Kimberly M. Mallory, of record in Instrument No. 20130503-0044974, Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit for correction of grantee's name, of record in Instrument No. 20140516-0042253, Register's Office for Davidson County, Tennessee. The Caroline M. McCartney as shown on said deed and Caroline M. McCarty are one and the same person. By quitclaim deed dated May 22, 2014, of record in Instrument No. 20140528-0045728, Register's Office for Davidson County, Tennessee, Nathaniel P. Brown conveyed his interest in subject property to Caroline M. McCarty.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions for Poplar Creek Estates of record in Book 9472, page 824, 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).
2. Dedication of common area to Poplar Creek Homeowners Association of record in Instrument No. 20000124-0007575, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Poplar Creek Homeowners Association of record in Book 7120, page 125, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6900, page 339 through 347, amended in Book 7900, page 888 and 889, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Book 7099, page 299, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017