BILL GARRETT, Davidson County
Trans:T20140090493 DEEDWARR
Recvd: 12/03/14 10:41 2 pgs
Fees:13.00 Taxes:2756.50
20141203-0110792

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $745,000.00. Elaine C. Williamson Affiant Subscribed and sworn to before me, this 1st day of December, 2014. Notary Public My Commission Expires: 11-3-15

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner As Follows:
Matthew Hargis and Divya Shroff
201 Channelkirk Ln
Nashville, TN 37215

Send Tax Bills To:

Map-Parcel Number:
117110G00800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KAREN E. JARRATT, UNMARRIED**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MATTHEW HARGIS AND DIVYA SHROFF, HUSBAND AND WIFE** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Oxton Hill, as of record in Plat Book 8250, page 611, as re-recorded in Book 8250, page 781, Register's Office for Davidson County, Tennessee. to which plan reference is hereby made for a m mmore complete and accurate description of said lot.

Being the same property conveyed to Karen E. Jarratt by Christopher L. Jarratt, by Quitclaim Deed dated May 21, 2003, recorded on June 5, 2003, of record as Instrument No. 20030605-0077577, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes, a lien not yet due and payable.

2. All matters as shown on the PUD Boundary and Final Subdivision Plat of Oxton Hill Revision One of record in Plat Book 8250, page 781, in the Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions, including but not limited to easements, assessments, special assessments, charges and liens, contained in instrument of record in Book 10154, page 375, as amended in Book 10562, page 950 and re-recorded at Book 10570, page 279, Register's Office for Davidson County, Tennessee.

This is improved property known as: **201 Channelkirk Ln, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever; and Grantor covenantS with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, 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 person whomsoever.

WITNESS my hand this 1st day of December, 2014.

Karen E. Jarratt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KAREN E. JARRATT,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Notary Public

My Commission Expires: _____