THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15023216**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $385,000.00. Affiant Subscribed and sworn to before me, this 31st day of March, 2015. Notary Public My Commission Expires: 11-6-17

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

BILL GARRETT, Davidson County
Trans:T20150024828 DEEDWARR
Recvd: 04/06/15 10:26 2 pgs
Fees:13.00 Taxes:1424.50
20150406-0029383

WARRANTY DEED

Address New Owner: Mark Hagood and Kasey Hagood 724 4th Ave North Nashville TN 37219	Send Tax Bills To: SWBC Mortgage Corp. 9311 San Pedro Avenue Suite 100 San Antonio, Tx 78216	Tax Information: Tax Parcel ID No. 082-13-0C-005.00-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, **Dennis W. Clark, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Hagood and Kasey Hagood, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 5, along with Garage No. G5 of Harrison Square Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Harrison Square Condominiums of record in Instrument Number 20060823-0103941, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "E" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Dennis W. Clark, unmarried by Warranty deed from Craighead Patten Properties II, a Tennessee general partnership of record in Instrument No. 20070215-0019435 Register's Office for Davidson County, Tennessee, dated February 14, 2007 and recorded on February 15, 2007.

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.

Taxes for the year 2015 a lien, not yet due and payable.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility

easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Harrison Square Condominiums of record in Instrument Number 20060823-0103941, amended in Instrument No. 20071025-0126183, Instrument No. 20080104-0001138 and Instrument No. 20090127-0006865, Register's Office for Davidson County, Tennessee.

Charter of HOA of record in Instrument Number 20060823-0103940, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreements of record in Instrument Number 20051123-0141928 and Instrument No. 20060822-0103456, in the Register's Office for DavidsonCounty, Tennessee.

Easements for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20051209-0147924 and Instrument No. 20060822-0103433, in the Register's Office for DavidsonCounty, Tennessee.

Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 724 4th Ave North Nashville TN 37219

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 31st day of March, 2015 .

Dennis W. Clark

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dennis W. Clark, 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 31st day of March, 2015 .

Notary Public

My Commission Expires: _____

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