THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15033437

BILL GARRETT, Davidson County
Trans:T20150029313 DEEDWARR
Recvd: 04/20/15 08:13 2 pgs
Fees:13.00 Taxes:2405.00
20150420-0034588

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $650,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of April, 2015.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chris Smith 52 Park Crescent Nashville TN 37215	New Owner	Tax Parcel ID No. 131-06-0-C-043.00 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, **Robert K. Jarman and Lisa B. Jarman, Husband and Wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Christopher G. Smith**, ("Grantee"), his 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 79, BURTON HILLS ESTATES, TRACT 9, as shown on plat of record in Plat Book 6250, Page 596, 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 Quit-Claim Deed from Lisa B. Jarman, a married person to Robert K. Jarman and wife, Lisa B. Jarman as recorded on the 6th day of March, 2006 in Instrument No. 20060306-0025887; Quit-Claim Deed from Robert K. Jarman to Lisa B. Jarman as recorded on the 22nd day of July, 1999 in Deed Book 11583, Page 899 and Warranty Deed from Dan Woicik and wife, Marilyn K. Woicik to Robert K. Jarman and wife, Lisa B. Jarman as recorded on the 3rd day of December, 1997 in Deed Book 10705, Page 319, 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 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURTON HILLS ESTATES, TRACT 9, as recorded in Plat Book 6250, Page(s) 596.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6644, Page 23, Book 6917, Page 730 and Instrument No. 20040712-0082567.

Charter of Burton Hills Estates Association, Inc. recorded in Book 6665, Page 1, amended in Book 6921, Page 210.

Conveyance for Common Areas recorded in Book 6917, Page 706.
Permissive Use Agreement recorded in Instrument No. 20050509-0052298 (Due to Lot 80 Driveway Encroaches on Lot 79).

This is improved property located at 52 Park Crescent Circle, Nashville, TN 37215. Property also known as 24 Compton Trace, Nashville, TN 37215.

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 April, 2015.

Robert K. Jarman

Lisa B. Jarman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert K. Jarman and Lisa B. Jarman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018