THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15064500** BILL GARRETT, Davidson County Trans:T20150061289 DEEDWARR Recvd: 07/27/15 11:25 2 pgs Fees:13.00 Taxes:1905.50 20150727-0073533	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $515,000.00. Affiant Subscribed and sworn to before me, this 23rd day of July, 2015. Notary Public My Commission Expires:

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-11-2017

WARRANTY DEED

Address New Owner: Courtney K. Davis 4205 ABERDEEN RD Nashville TN 37205-1809	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10312003700

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, **Marco L. Davila and Rebeca Palacio, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey **to Courtney K. Davis, an unmarried woman and Jason Clarke, an unmarried man, as joint tenants with right of survivorship** ("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, described as follows:

Tract I: Being the rear part of Lot No. 54, Block "I", Cherokee Park, 3rd Section, as of record in Book 843, Pages 2 and 3, described as follows: Beginning at a point in the Northerly line of Lot No. 54 at the common corner of Lots 57 and 58; thence with the line between Lots 54 and 58 in a Southeasterly direction 75.88 feet to a utility post; thence with the line between Lots 53 and 54 in a Westerly direction 75.88 feet to a point; thence in a Northerly direction 60 feet to the point of beginning.

Tract II: Being Lot No. 58 of Block "I" on the Map of Cherokee Park 3rd Section, of record in Book 843, Pages 2 and 3, said Lot No. 58 fronts 60 feet on the South Side of Aberdeen Road and runs back between lines, 132.67 feet on the Westerly line and 187.62 feet on the Easterly line, to a dead line on which it measures 79.99 feet.

Being the same property conveyed by Warranty Deed from Robyn A. Davis, unmarried to Marco L. Davila and Rebeca Palacio, husband and wife, as recorded on the 31st day of December, 2013 in Instrument No. 20131231-0131157 and Warranty Deed from Charles A. McFarland, and wife, Pamela E. McFarland to Robyn A. Davis, an unmarried woman, as recorded on the 28th day of September, 2006 in Instrument No. 20060928-0119985, 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 CHEROKEE PARK, as recorded in Plat Book 843, Page(s) 2 and 3.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 840, Page 660.

This is improved property located at 4205 ABERDEEN RD Nashville TN 37205-1809

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 23rd day of July, 2015.

Marco L. Davila by Will Chapman
Attorney in Fact

Marco L. Davila by Will Chapman
Attorney in Fact

Rebeca Palacio by Will Chapman
Attorney in Fact

Rebeca Palacio by Will Chapman
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Marco L. Davila and Rebeca Palacio, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 23rd day of July 2015.

Notary Public

My Commission Expires: _____

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017