WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 209,000.00

Annette L. Meyrose
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2015

Notary Public:

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Annette L. Meyrose	PrimeLending, a PlainsCapital Co.	Parcel ID:
1175 Fitzpatrick Rd.	18111 Preston Rd.; Ste 900	108040A13400CO
Nashville, TN 37214-3988	Dallas, TX 75252	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Daniel Clarke and Rachel Clarke, husband and wife

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Annette L. Meyrose, an unmarried woman, and Michele Meyrose, an unmarried woman
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 74, on the Plan of Villages of Larchwood, Phase II, Section IVB, of record in Instrument Number 20020506-0055200, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Daniel Clarke and Rachel Clarke, husband and wife, by deed from Toya Yarbrough and Craig Hines, of record in Instrument 20080103-0000582, said Register's Office, dated December 31, 2007. See also Affidavit of Scrivener's Error of record in Instrument 20080116-0005120, said Register's Office, dated January 16, 2008.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20000928-0096105, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20020506-0055200, said Register's Office.

The signature of Daniel Clarke is signed by his/her duly appointed Attorney-in-Fact, Rachel Clarke, pursuant to the Power of Attorney of record in Instrument 20151109-0113674, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1175 Fitzpatrick Rd., Nashville, TN 37214-3988

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 6th day of November, 2015.

Daniel Clarke by Rachel Clarke Atty in fact
Daniel Clarke
By: Rachel Clarke, as Attorney-in-Fact

Rachel Clarke

BILL GARRETT, Davidson County
Trans: T20150095192 DEEDWARR
Recvd: 11/09/15 10:15 2 pgs
Fees: 13.00 Taxes: 773.30
20151109-0113675

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rachel Clarke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of November, 2015.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Rachel Clarke, 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 on behalf of Daniel Clarke as his Attorney in Fact as the free act and deed of the within named Daniel Clarke.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of November, 2015.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.