ADDRESS NEW OWNER: Michael J. Ranallo
Anne Brooks Ranallo
6116 Stonehaven Drive
Nashville, TN 37215

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 15807003600

BILL GARRETT, Davidson County
Trans:T20170048056 DEEDWARR
Recvd: 06/06/17 13:50 2 pgs
Fees:13.00 Taxes:3036.22
20170606-0056560

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Craig A. Clark and Amy Powell Clark, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Michael J. Ranallo and Anne Brooks Ranallo, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 603 on the Plan of Section 13, Hillsboro Park as of record in Book 4175, Page 19, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Said Lot No. 603 fronts 216 feet on the easterly side of Stonehaven Drive and extends back 606.2 feet on the north line and 637.1 feet on the south line to a dead line in the rear on which it measures 148 feet.

Being the same property conveyed to Craig A. Clark and wife, Amy Powell Clark, from John Florek and wife, Cathy A. Florek, by Warranty Deed recorded on October 21, 2016, in Instrument No. 20161021-0111777, Register's Office for Davidson County, Tennessee.

This is property with a common address of 6116 Stonehaven Drive, Nashville, TN 37215.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same assumed by Grantee.(2) All matters appearing on the Plan of record in Book 4175, Pages 19-20, and in Book 2331, Pages 30 and 31, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 2435, Page 237, and as amended in Book 2603, Page 440, Book 4169, Page 719, and Book 4242, Page 811, said Register's Office.(4) Charter for Hillsboro Park, Inc., in Book 7279, Page 436, said Register's Office.(5) Property Survey dated September 23, 2016, by Patrick Coode, Surveyor, revealed the following: (a) A portion of the stone drive and wood fence encroaches onto a portion of the southerly lot line; (b) 10' public utilities & drainage easement running along the rear lot line and a portion of the southerly lot line.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 5th day of June 2017.

Craig A. Clark

Amy Powell Clark

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Craig A. Clark and Amy Powell Clark, husband and wife,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of June 2017.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $820,600.00.

Affiant

Subscribed and sworn before me this 5th day of June 2017.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

File No. 1706K151