# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: 6/24/05

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
AMANDA NORDMAN
DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 08/21/03 14:31 2pgs
Fees:13.00 Taxes:554.63

20030821-0121654

**THIS INSTRUMENT WAS PREPARED BY**
Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212

D-0329

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Carol J. Gauthier | SunTrust Mortgage, Inc. | 149-05-0-149.00 |
| (NAME) | (NAME) | |
| 2340 Una Antioch Pike | 201 4th Avenue North | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Nashville, TN 37219 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, James W. Clark, a married man HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carol J. Gauthier, unmarried, 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. 172 on the Plat of Pebble Creek, Section I, of record in Plat Book 5210, Page 72, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James W. Clark and wife, Teresa A. Clark by Warranty Deed from Johnny E. Gore and wife, Mary C. Gore, dated March 7, 1985, of record in Book 6507, Page 698, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to James W. Clark by Quitclaim Deed from Teresa A. Clark, dated April 15, 1987, of record in Book 7207, Page 950, Register's Office for Davidson County, Tennessee.

Sherrie Clark joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to James W. Clark.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2340 Una Antioch Pike, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 15th day of August, 2003.

James W. Clark

Sherrie Clark

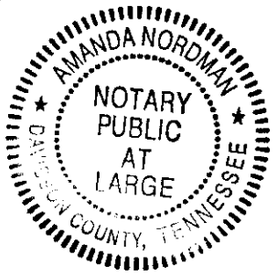
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Clark and Sherrie Clark the bargainor (s), 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 Brentwood, Tennessee this 15th day of August, 2003.

Commission expires: 1/29/05




Notary Public

**RETURN TO:**

Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212