Return To:
Richmond Title Services
209 10th Ave S Ste 235
Nashville TN 37203

Davidson County DEEDWARR
Recvd: 09/28/04 11:15 2pgs
Fees:13.00 Taxes:496.39

20040928-0116589

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,160.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Paul W. Wilcox	New Owners	91-13
409 West Bend Drive		GROUP
Nashville, Tennessee 37205		PARCEL 198

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Four Thousand One Hundred Sixty Dollars and Zero Cents ($134,160.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Thomas Mark Clarson and wife, Lori D.** Clarson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Paul W. Wilcox and Virginia S. Wilcox * 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.

*Joint Tenants with right of survivorship.
** Lori D. Clarson f/k/a Lori Michelle Daniels

BEING Lot No. 12, Block A on the Plan of the First Section of Croleywood Subdivision of record in Book 1130, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Thomas Mark Clarson and Lori Michelle Daniels, husband and wife, by deed from JP Morgan Chase Bank, as Trustee for the Truman Capital Mortgage Loan Trust 2002-1, of record as Instrument No. 20040322-0032214 in the Register's Office for Davidson County, Tennessee. Lori Michelle Daniels having since changed her name and is now known as Lori D. Clarson.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 409 West Bend Drive, Nsahville, TN 37209

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 15th day of September, 2004.

Thomas Mark Clarson

Lori D. Clarson f/k/a Lori Michelle Daniels,
Lori D. Clarson f/k/a Lori Michelle Daniels
By: Thomas Clarson her attorney in fact
Thomas Clarson, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Thomas Mark Clarson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of September, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Clarson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lori D. Clarson and acknowledged that he executed the same as the free act and deed of the said Lori D. Clarson.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of September, 2004.

Mitchell A. Watts Notary Public

My commission expires: October 12, 2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee