WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/22/05 13:11 2 pgs
Fees:13.00 Taxes:222.00
20050422-0045142

MONTE POE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: 9-20-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title & Escrow, LLC, 530 Church Street, Ste. 202, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas N. James Jr.	Union Planters Bank, NA d/b/a Regions Mortgage	142-06-0-A 157.00 CO
(NAME)	(NAME)	
810 Bellevue Road, Unit 157	P. O. Box 11026	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Orange, CA 92856-8126	
(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,

Joseph T Clark Jr., a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas N. James Jr., a single person

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:

A certain condominium unit in Davidson County, Tennessee, being Building No. 15, Unit No. 157, Garage Space 157G, and other limited common elements of "Peppertree" Creekside Meadows Condominiums, as established by Master Deed of record in Book 4834, Page 257-312, Register's Office for Davidson County, Tennessee, and amended in Book 4984, Page 174, Book 4045, Page 800, Book 5086, Page 80, Book 5259, Page 5, Book 6237, Page 644, Book 6235, Page 723 & 724, Book 6874, Page 354 and in Book 7610, Page 973, all in said Register's Office, as provided Tennessee Code Annotated 66-27-101 et seq., as amended, and all shown on the plan of "Peppertree" Creekside Meadows Condominiums, of record in Book 4675, Pages 128 – 130, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being same property conveyed to Joseph T. Clark, Jr., a single man by Warranty Deed from Arthur A. Schlott, a single man, dated July 25, 1994 and recorded in Book 9420, Page 571, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (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 governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 810 Bellevue Road 157, Nashville, TN 37221

(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 21st day of April, 2005.

Joseph T Clark Jr.

Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Joseph T. Clark known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Joseph T. Clark, Jr., and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Joseph T. Clark, Jr. Witness my hand and Notarial Seal this 21st day of April 2005.

Commission expires: 9-20-08

Notary Public

