RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

| **WARRANTY DEED** | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS 18TH DAY OF NOVEMBER, 2005.<br>Notary Public<br>MY COMMISSION EXPIRES:<br>(AFFIX SEAL) |
|---|---|

**THIS INSTRUMENT WAS PREPARED BY**
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dennis Clark | Wells Fargo Bank, N.A. | |
| (NAME)<br>2218 Grantland Avenue | (NAME)<br>3480 Stateview Boulevard | Map 105-14 |
| (ADDRESS)<br>Nashville, TN 37204 | (ADDRESS)<br>Fort Mill, SC 29715 | Parcel 112.00 |
| (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, **SHAWN E. BAILES AND WIFE, ELIZABETH W. BAILES**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DENNIS CLARK, 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:

Land in Davidson County, Tennessee, being Lot No. 3 and the northerly half of Lot No.4 of Block 12 on the Plan of Yarbough's Subdivision of Woodland, as ofs record in Book 161, page 87, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shawn E. Bailes and wife Elizabeth W. Bailes by deed from Ralph A. Edwards and wife Velma E. Edwards and Steven J. Donnelly, unmarried, dated May 16, 2002, of record in Instrument No. 20020528-0064321, said Registers Office.

This conveyance is subject to (a) 2005 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2218 Grantland Avenue, Nashville, TN 37204

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.

Davidson County DEEDWARR
Recvd: 11/23/05 08:23 2 pgs
Fees:13.00 Taxes:1480.00

20051123-0141442

Witness our hands this 18th day of November, 2005.

Shawn E. Bailes

Elizabeth W. Bailes

**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 Shawn E. Bailes and wife, Elizabeth W. Bailes, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 18th day of November, 2005.

Commission expires:

6/26/07

Notary Public

CHRIS CANTRELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN