Return to: First Title and Escrow Company, Inc.
File Number 24914 Box 9B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/12/05 15:27 2 pgs
Fees:13.00 Taxes:712.99

20051212-0149227

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 $192,700.00

Julie Poole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 9-20-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title & Escrow, LLC, 2323 Twenty-First Ave. South, Ste.306, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
SUZANNE M. DURHAM	American Home Mortgage	142-7-F
(NAME) 7252 HIGHWAY 70 SOUTH # 506	20201 E. Jackson Drive Ste. 400	22.00CO
(ADDRESS) NASHVILLE, TN 37221	(ADDRESS) Independence, MO 64057	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HAROLD BOYD CLARK, JR., AND WIFE, MARGARET D. CLARK,

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

SUZANNE M. DURHAM

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.22, Unit No. 506 on the Plan of Bellevue Commons Townhomes, created under title 66, Chapter 27, Section 101, et seq., as established by a Master Deed of record in Instrument #20000720-00717722, as re-recorded in Instrument # 20000828-0084760, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said Master Deed for a more complete identification and location of said Unit.

Being the same property conveyed to Harold Boyd Clark, Jr., an unmarried man, by Warranty Deed dated June 8, 2001, from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership, of record in Instrument # 20010614-0063207, Register's Office for Davidson County, Tennessee. Margaret D. Clark, hereby joins in this conveyance to convey any and all marital interest in and to the said property by virtue of marriage to Harold Boyd Clark, Jr.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for all public utilities applicable to this property; and taxes for the currant which have been prorated and paid by the Grantor(s) herein.

unimproved ☐

This is improved ☒ property, known as 7252 Highway 70 South, #506, 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 our hands this 28th day of NOVEMBER 2005.

Harold Boyd. Clark, Jr.

Margaret D. Clark

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 28th day of NOVEMBER 2005, Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HAROLD BOYD CLARK, JR., AND WIFE, MARGARET D. CLARK the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and whom acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of November , 2005.Commission expires:

Notary Public

