WARRANTY DEED



My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$925,000.00**

Craig A. Hartman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig Hartman	SunTrust Mortgage, Inc.	130-14-55
(NAME)	(NAME)	
4415 Beekman Drive	P. O. Box 79041	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Baltimore, MD 21279-0041	
(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, **Merrie M. Clark, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Craig Hartman and wife, Jennifer S. Hartman**, 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:

Lot 38B in a resubdivision of Lot 8 on the Plan of T.J. Tyne's tract as recorded in Book 6250, page 698, Register's Office for Davidson County, Tennessee, and Lot 2 and 38 of Chickering Hills Section One, as recorded in Book 2331, page 8, Register's Office for Davidson County, Tennessee City of Forest Hills, First Civil District, Davidson County, Tennessee.

Being the same property conveyed to Merrie M. Clark by Quitclaim Deed from Harold W. Clark, Jr. dated December 11, 2002, recorded December 16, 2002 in the Register's Office for Davidson County, Tennessee, Instrument No. 20021216-0154406.

This conveyance is subject to the Plan of Record in Book 6250, page 698 and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **4415 Beekman Drive, Nashville, TN 37215**

(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 11th day of April, 2006.

Merrie M. Clark
Merrie M. Clark

Davidson County DEEDWARR
Recvd: 04/17/06 16:08 2 pgs
Fees:13.00 Taxes:3422.50

20060417-0043633

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 Merrie M. Clark, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11TH DAY OF APRIL, 2006.

Commission expires:

Notary Public

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007