# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/27/07 13:44 2 pgs
Fees:13.00 Taxes:895.40

20070227-0024224

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Ashley Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 2006.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Jacqueline G. Brown
My Commission Expires
January 3, 2011
STATE OF TENNESSEE

Jacqueline G Brown
Notary Public
(SEAL) 1-3-11

**THIS INSTRUMENT WAS PREPARED BY & RETURN TO**
**Lender's Title & Escrow, LLC**
2612 N. Mt. Juliet Road
Mt. Juliet, Tennessee 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ashley Clark | New Owner | 155-15-0-A-47CO |
| (NAME) | (NAME) | |
| 4629 Sandy Creek | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37122 | | |
| (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, **Judith Watkins, Married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley Clark and Tiffany Clark**, Husband and wife, 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:

**SEE ATTACHED EXHIBIT A**
This Being Investment ~~Rental~~ Property

unimproved
This is improved X property, known as 4629 Sandy Creek, 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 16th day of February 2006.

Judith Watkins

STATE OF Tennessee
COUNTY OF Davidson

Witness my hand and official seal at Wilson, Tennessee this the 16th day of February, 2007.

Commission expires: 1-3-11

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Jacqueline G. Brown
My Commission Expires
January 3, 2011
STATE OF TENNESSEE

Jacqueline G Brown
Notary Public

20061569

## EXHIBIT A

Land in Davidson County, Tennessee, being Lot No 47 on the Plan of Stonemeade, Section III, of record in Plat Book 7900, Page 478, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete description thereof.

*This being Investment Property*

4629 Sandy Creek
Nashville, TN 37221
Map & Parcel 155-15-0-A-47-CO

This being the same property conveyed to Judith Watkins, Married by Kurt L. Dietz and wife, Vicki D. Dietz Deed dated 02/28/2006, filed of record on 03/03/2006 at Instrument Number 20060303-0024824 in the aforesaid Register's Office. PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

Also being the same property conveyed to Kurt L. Dietz and wife, Vicki D. Dietz by Shawn T. Wilson and wife, Kerry C. Wilson Deed , filed of record on 12/17/1999 at Instrument Number 199912170304312 in the aforesaid Register's Office. PROVIDED FOR INFORMATIONAL PURPOSES ONLY.