File No. 271001457

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/14/08 08:26 2 pgs
Fees:13.00 Taxes:397.88

20080314-0025899

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,534.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 4/28/2008

(AFFIX SEAL)

SHIRLEY A. BEESLEY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Manson Taylor Clements	Synovus Mortgage Corp.	133140A068.00
(NAME)	(NAME)	
420 Elysian Fields	2204 Lakeshore Drive, Suite 325	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Veo Manson Clement and wife, Marcia S. Clement, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Manson Taylor Clement and wife, Mary A. Clement, HEREINAFTER CALLED THE GRANTEE(S), 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 Unit E-10 of The Village at Grassmere formerly OAKCREST CONDOMINIUMS created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960 and amended and restated in Book 9559, Page 939, as amended in Instrument No. 20041102-0131823 and Instrument No. 20060630-00786787, and further amended in Instrument No. 20070301-0025595 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to VEO MANSON CLEMENT AND WIFE, MARICA S. CLEMENT by deed from GRASSMERE DEVELOPMENT CO LLC of record in Instrument 200706060067713 on 06/01/2007 and filed for record on 06/06/2007, Register's Office for said County.

1)Subject to all matters as set forth per Plat Book 5200, Page 413, Register's Office of said County. 2) By-Laws as shown of record in Deed Book 5884, Page 960, and Instrument No. 200703010025595, Register's Office for said County. 3)Master Deed of record in Instrument No Book 5884, Page 960, Book 9559, Page 939 as amend in Instrument No. 19941230-9559939 and Instrument No. 20041102-0131823, Instrument No. 200606300078687 and further amended in Instrument No. 20070301-0025595, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 420 Elysian Fields, Nashville, TN 37211
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 27th day of February, 2008.

Veo M. Clement
Veo Manson Clements

Marcia S. Clement
Marcia S. Clements

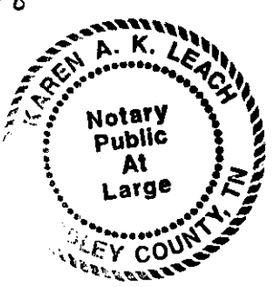
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Veo Manson Clement and wife, Marcia S. Clement, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of February, 2008.

Commission expires: 4-28-08



Karen A. K. Leach
Notary Public

File Number: 271001457

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064