39B

Davidson County DEEDWARR
Recvd: 06/18/08 14:01 2 pgs
Fees:13.00 Taxes:769.60
20080618-0062800

WARRANTY DEED

P-FSBO-08-7104

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF June, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-7-11
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles D. Clarke	Bank of America (NAME)	
7104 Riverfront Drive (ADDRESS)	9000 Southside Blvd. (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Jacksonville, FL 32256 (CITY) (STATE) (ZIP)	126-16A-354.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JONATHAN MATLOCK AND WIFE, CYNTHIA MATLOCK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES D. CLARKE AND WIFE, AMANDA MCDANIEL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot Number 426 on the Plan of Final Plat Riverwalk Phase 2B as shown on plat of record in Instrument Number 20041020-0126319, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Corinthian Custom Homes, Inc., a Tennessee Corporation by deed from Riverwalk Development Partners, Inc., a Tennessee Corporation of record in Instrument 200509010104937 on 08/30/2005 and filed for record on 09/01/2005, Register's Office for said County.

Being the same property conveyed to Jonathan Matlock and wife, Cynthia Matlock by deed from Corinthian Custom Homes, Inc., a Tennessee Corporation of record in Instrument 200608070096831 on 07/28/2006 and filed for record on 08/07/2006, Register's Office for said County.

Conveyance is subject to the following easement(s) as shown of record in Book 751, Page 375; Book 787, Page 7; Book 4205, Page 194; Book 4226, Page 715; Book 4257, Page 647; Book 7526, Page 315; Book 7526, Page 318; Book 7526, Page 324; and Instrument(s) 200107060072536; 200109190101280; 200109190101279; 200211190143687, Register's Office for DAVIDSON County.

Conveyance is subject to the following covenants, conditions, restrictions and by-Laws as set forth in Instrument(s) 200111050121083; 200204240050565; 200404300049313; 200405060051985; 200503080025001; 200603200031638; 200611030136691; 200612140154502, said Register's Office.

unimproved ( )
This is improved (X) property, known as 7104 Riverfront Drive, Nashville, Tennessee 37221-6584
(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 hand(s) this 9th day of June, 2008.

Jonathan Matlock

Cynthia Matlock

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 9th day of June, 2008, before me personally appeared Jonathan Matlock and wife, Cynthia Matlock to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of June, 2008.

Notary Public

My Commission Expires: 10.16.11

(SEAL)

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds