BILL GARRETT, Davidson County
Trans:T20100004872 DEEDWARR
Recvd: 01/25/10 15:03 2 pgs
Fees:13.00 Taxes:999.00

20100125-0006378

Prepared by and return to:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me, this 20th day of January, 2010.

Notary Public
My commission expires: 5-32-11

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

02-1001-46819

Address of New Owner:	Send Tax Bills to:	Tax Information
Clark Properties	New Owner 4300 Idaho Avenue	104-05-0-E 001.00CO
516 Acklen Park Drive Nashville TN 37205	Nashville, TN 37209	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jessica Clark and husband, Reed Clark, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Clark Properties, hereinafter called the Grantees, their successors 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 No. A, together with the appurtenant interest in the common elements of Acklen Park Condominiums (Two), a horizontal property regime with private elements, established by Master Deed, of record in Instrument No. 20040716-0084970, supplemented and amended in Instrument No. 20040816-0098807 and Instrument No. 20061019-0130124, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and being located on Lot No. 2 on the Plan of First Revision, Acklen Place, of record in Instrument No. 20020405-0041922, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jessica Clark and husband, Reed Clark by deed from LaRoche Family L.P., dated February 8, 2007, recorded February 9, 2007, of record in Instrument No. 20070209-0017328, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 516 Acklen Park Drive, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 20th day of January, 2010.

Jessica Clark

Reed Clark

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jessica Clark and Reed Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 20th day of January, 2010.

State of Tennessee at Large

My Commission expires
1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON