Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF February, 2010.

Notary Public

MY COMMISSION EXPIRES: 9/23/13
(AFFIX SEAL)

Carrie Drumwright
State of Tennessee Notary Public
Williamson County

P-RME-10-0348

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
Winston A. Joffrion	Winston A. Joffrion	
348 Lynn Drive	(NAME) 348 Lynn Drive	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	14701001400
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CYNTHIA ANN AUSTIN CLARK F/K/A CYNTHIA ANN AUSTIN AND HUSBAND CARROLL CLARK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WINSTON A. JOFFRION, 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:

Land in Davidson County, Tennessee, being Lot 415 on the Plan of CALDWELL HALL, SECTION SIX, as shown on plat of record in Plat Book 2900, Page 148, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to CYNTHIA ANN AUSTIN by deed from TATJANA NELSON AND HUSBAND, EARL NELSON of record in Instrument 200505160054757 on 05/06/2005 and filed for record on 05/16/2005, Register's Office for DAVIDSON County.

Carroll Clark, husband of Cynthia Ann Austin Clark, joins in this conveyance for the expressed purpose of conveying any marital interest which he may have in said property.

This conveyance is subject to A) 2010 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 2900, page 148, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 348 LYNN DRIVE, NASHVILLE, Tennessee 37211-3634
(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 26th day of February, 2010.

Cynthia Ann Austin Clark

Carroll Clark

BILL GARRETT, Davidson County
Trans:T20100011770 DEEDWARR
Recvd: 03/01/10 10:29 2 pgs
Fees:13.00 Taxes:832.50

20100301-0015232

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 26th day of February, 2010, before me personally appeared Cynthia Ann Austin Clark, f/k/a Cynthia Ann Austin and husband, Carroll Clark 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 26th day of February, 2010.

Carol A. Clawson
Notary Public

My Commission Expires: 3-20-10

(SEAL)



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