Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael J. Clark 107 Alhambra Circle Nashville, TN 37207	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	060-12-0-085.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $99,900.00

Michael J. Clark
Affiant

Subscribed and sworn to before me, this the 8th day of April, 2010.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

Notary Public

My Commission Expires: 7-20-2014
(Affix Seal)

BILL GARRETT, Davidson County
Trans: T20100021690 DEEDWARR
Recvd: 04/12/10 15:40 2 pgs
Fees: 13.00 Taxes: 369.63
20100412-0027655

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Howard Hale, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Michael J. Clark, an unmarried man ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 52, on the Map showing Subdivision of the Byronemeus 38.5 acre tract and subdivision of Lot Nos.8 & 9 in Resubdivision as of tract composed of Lot Nos.5 & 12 inclusive, on the Map of W.H. Dodd's Subdivision as of record in Book 974, Page 42, and being all of Lot No.52, on the Map or Capitol View Subdivsion, as shown on plat of record in Plat Book 974, Page 52 & 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Howard Hale, by Warranty Deed from John Martin, Trustee of the 107 Alhambra Circle Trust, dated April 27, 2009, of record in Instrument No.20090427-0037968, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS NOT, NOR HAS IT EVER BEEN, THE RESIDENCE OF THE GRANTOR.

This conveyance is made subject to (1) Property taxes for the year 2010, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **107 Alhambra Circle, Nashville, TN 37207**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **8th** day of **April, 2010.**

GRANTOR(S)

Howard Hale

Howard Hale

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Howard Hale** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **8th** day of **April, 2010.**

Notary Public

My Commission Expires: 7-20-2011

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY