20100428

WARRANTY DEED

CHAD I. PEARMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $129,750.00

AFFIANT 23rd

SUBSCRIBED AND SWORN TO ME ON THE ~~30th~~ 23rd DAY OF APRIL, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 10-03418 CLARK CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kelly Clark	same	062020A10400CO
2920 Steamboat Drive		
Nashville, TN 37214		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PETER W. WADE, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

KELLY*CLARK ,AN UNMARRIED WOMAN,
*A.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 2920 Steamboat Drive, Nashville, TN 37214

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the ~~30th~~ 23rd day of April, 2010.

Peter W. Wade

Davidson County DEEDWARR
Recvd: 04/28/10 14:55 3 pgs
Fees:18.00 Taxes:480.08
20100428-0032402

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, PETER W. WADE, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this ~~30th~~ 23rd day of April, 2010.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 104, PLAN OF RIVER TRACE ESTATES, PHASE 1, SECTION 2, LOTS 97-104, 102-108, 110, 113-119, 122-123, 130-134, 163-164, 177-184, as shown on plat of record in Plat Book 6900, Page 741, 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 Peter W. Wade, unmarried by Deed from Fox Ridge Homes, Inc., recorded on the 20th day of February, 1996 in Book 9951, Page 1, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF RIVER TRACE ESTATES, PHASE 1, SECTION 2, LOTS 97-104, 102-108, 110, 113-119, 122-123, 130-134, 163-164, 177-184, as recorded in Plat Book 6900, Page(s) 158-159, as revised in Plat Book 6900, Page 741 and boundary plat recorded in Plat Book 6250, Pages 995-997, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Declaration of Covenants, Conditions and Restrictions recorded in Book 6851, Page 370, amended in Book 6982, Page 747, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Book 6851, Page 390.

f. Charter and Articles of Incorporation for River Trace Homeowners' Association, recorded in Book 6851, Page 363.

g. Easement for Transmission Line, recorded in Book 1163, Page 341.

h. Easement for Flowage, recorded in Book 2022, Page 83.

i. Easement recorded in Book 3959, Page 595.

j. Grant and Indemnity Agreement as set forth in instrument recorded in Book 658, Page 698 and Book 7030, Page 798.

k. Warranty Deed for Open Space, recorded in Book 7907, Page 168.

l. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

m. Property taxes for the current year.

CERTIFICATE OF AUTHENTICITY

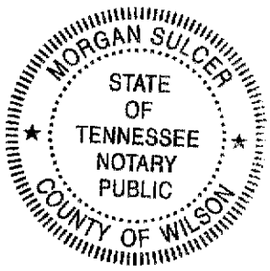
I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public for this county and state Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Morgan Sulcer
Notary Public

My Commission Expires: September 2, 2013

291100349