THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10050542**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $217,500.00. Affiant Subscribed and sworn to before me, this 3rd day of June, 2010. Notary Public My Commission Expires: 11/22/10

Kate Rosenthal
State Of Tennessee Notary Public
County of Sumner

BILL GARRETT, Davidson County
Trans:T20100034146 DEEDWARR
Recvd: 06/04/10 14:28 2 pgs
Fees:13.00 Taxes:804.75

20100604-0043594

WARRANTY DEED

Address New Owner: Sylvia H. Whitefield 112 Matthew Lane Nashville TN 37215	Send Tax Bills To: New Owner 4412 Charleston Place Circle Nashville, TN 37215	Tax Information: Tax Parcel ID No. 117070D01300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thurman S. Clardy and Alice W. Clardy, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sylvia H. Whitefield, Mark H. Whitefield and Clinton T. Whitefield, as Joint Tenants with the Right of Survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A condominium apartment in Davidson County, Tennessee, being Unit No. 13 of Park Green Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of the Master Deed of record in Book 6250, Page 253, Register's Office for said County, to which plan reference is hereby made for more complete details of description together with the said Apartment's appurtenant undivided interest in the general and limited common Elements of the Condominium.

Being the same property conveyed to Thurman S. Clardy and wife, Alice W. Clardy by Quitclaim Deed from Charles Farthing and wife, Angela Clardy Farthing, recorded on the 6th day of April, 2004 in Instrument No. 20040406-0038782, 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.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AMENDED CONDOMINIUM SITE PLAT, PARK GREEN, as recorded in Plat Book 6250, Page(s) 253.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 6247, Page 872 amended in Book 6453, Page 717 and Book 8430, Page 364.

Terms and provisions of by-Laws recorded in Book 6247, Page 898.

Charter recorded in Book 6247, Page 869.

This is improved property located at 112 Matthew Lane Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of June, 2010.

Thurman S. Clardy

Alice W. Clardy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thurman S. Clardy and Alice W. Clardy, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 2010.

Notary Public

My Commission Expires: 11/26/10

