WARRANTY DEED

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013
(AFFIX SEAL)

BOX 50-B RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY

American Home Title & Escrow, LLC 429 Henslee Drive Dickson, TN 37055
Reviewed by Brogdon, Creasy, & Sanders, PLLC

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TRAVIS A. CLARK	Suntrust Mortgage, Inc.	10405023800
(NAME)	(NAME) P.O.Box	
3623 WESTBROOK AVENUE	[illegible] 79041	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205	Baltimore, MD [illegible] 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EDWARD I. MCPHERSON AND VIOLA M. MCPHERSON, TRUSTEES OF THE MCPHERSON FAMILY REVOCABLE LIVING TRUST DATED 2/5/99,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRAVIS A. CLARK AND WIFE, LAURI S. CLARK,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND LYING AND BEING IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 473, MAP OF RICHLAND REALTY CO'S DIVISION "C" OF RECORD IN BOOK 421, PAGE 31, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO EDWARD I. MCPHERSON AND WIFE, VIOLA M. MCPHERSON BY WARRANTY DEED FROM JOSEPH L. MORRISSEY AND WIFE, PAMELA D. MORRISSEY, DATED JANUARY 3, 1984 OF RECORD IN BOOK 6212, PAGE 880, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO EDWARD I. MCPHERSON AND VIOLA M. MCPHERSON, TRUSTEES OF THE MCPHERSON FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED FEBRUARY 5, 1999 BY QUITCLAIM DEED FROM EDWARD I. MCPHERSON AND WIFE, VIOLA M. MCPHERSON, DATED FEBRUARY 5, 1999 OF RECORD IN BOOK 11332, PAGE 300, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR 2010 AND SUBSEQUENT YEARS, RESTRICTIONS, AND EASEMENTS OF RECORD.

unimproved ☐

This is improved ☒ property, known as 3623 WESTBROOK AVENUE, NASHVILLE, TN 37205

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

BILL GARRETT, Davidson County
Trans:T20100047701 DEEDWARR
Recvd: 08/03/10 13:20 2 pgs
Fees:13.00 Taxes:1535.50

20100803-0060996

Witness my hand this 30th day of July, 2010.

THE MCPHERSON FAMILY REVOCABLE LIVING TRUST DATED 2/5/99

BY: Edward I. McPherson, Trustee
EDWARD I. MCPHERSON, TRUSTEE

BY: Viola M. McPherson Trustee
VIOLA M. MCPHERSON, TRUSTEE

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared EDWARD I. MCPHERSON AND VIOLA M. MCPHERSON, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be the TRUSTEES of the MCPHERSON FAMILY REVOCABLE LIVING TRUST DATED 2/5/99, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee this 30th day of July, 2010.

Commission expires: 9-19-12

Joyce Jordan
Notary Public

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENN.