* Return To:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20100050608 DEEDWARR
Recvd: 08/16/10 13:28 2 pgs
Fees:13.00 Taxes:539.83
20100816-0064479

ADDRESS NEW OWNER:

Joshua A. Gibbar and
Kelly E. Gibbar
685 Atlanta Drive
Hermitage, TN 37076

SEND TAX BILL

mortgagee

MORTGAGEE:
Franklin American Mtg.
501 Corporate Ctr Dr #400
Franklin, TN 37067

MAP AND PARCEL:
07508015700
075-08-0-157.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Bradley R. Clark, married** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Joshua A. Gibbar and wife, Kelly E. Gibbar** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 532, as shown on the map entitled the Plan of Tulip Grove, Section 9, of record in Plat Book 4675, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Bradley R. Clark by deed from HSBC Bank, USA, of record as Instrument No. 20080403-0033618, dated February 8, 2008, said Register's Office.
>
> Michele D. Clark joins in the execution of this instrument to convey her interest in the property as spouse of Bradley R. Clark.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 685 Atlanta Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and

forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20 day of July, 2010.

Bradley R. Clark

Michele D. Clark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Bradley R. Clark and wife, Michele D. Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 20 day of July, 2010.

Notary Public

My Commission Expires: 9/3/12

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $145,900.00.

Patty Parsons
AFFIANT

Subscribed and sworn to before me
this 20th day of July, 2010.

NOTARY PUBLIC

My Commission Expires: 09-11-11

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.