Recording requested by:
Clifford Clarity
Rosemary Clarity
16772 Scottsdale Circle
Huntington Beach, CA 92647
and when recorded, please return this deed
and tax statements to:
Clifford Clarity
Rosemary Clarity
16772 Scottsdale Circle
Huntington Beach, CA 92647
Revocable Trust

New Owner

Preparer: Dustin Sichon
750 The City Dr. #400
Orange, Ca. 92868
(714) 823-4100

BILL GARRETT, Davidson County
Trans:T20100071071 DEEDWARR
Recvd: 11/09/10 09:55 2 pgs
Fees:12.00 Taxes:0.00
20101109-0089803

# Warranty Deed

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s) and other god and valuable considerations, the receipt of which is hereby acknowledged, we DENISE D. KENNER, UNMARRIED, hereinafter called Grantor(s) have bargained and sold and by these presents do transfer and convey unto DENISE D. KENNER as Trustee of the Denise Dow Kenner Separate Property Trust dated January 8, 2006, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Parcel No. 92-02-225.00

described as: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1-45 IN HERRERNAN PLACE RECORDED IN BOOK 151, PAGE 138, OF THE REGISTRER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE/

SAID LOT FRONTS 50 FEET ON THE NORTH SIDE OF ALBION STREET AND EXTENDS BACK NORTHWARDLY BETWEEN PARALLEL LINES OF 140 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM JOSEPH LEE PERRY TO DENISE D. KENNER, AN UNMARRIED PERSON, AS RECORDED ON THE THE TWENTY-FOURTH OF JANUARY 2006 IN INSTRUMENT NO. 2006-124-0008920; IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. 20060124-0008920

This conveyance subject to any and all existing easements and restrictions as shown of record.

This is improved property, known as 2612 Albion Street, Nashville, Tennessee 37208

TO HAVE AND TO HOLD the said tact 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 god right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further coenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to said GRANTEES, their heirs and assigns, against the lawful claims of all persons whosoever. Whenever 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 our hands this 14th day of ~~August~~ October, 2010

Denise D. Kenner

PLEASE SEE ATTACHED ACKNOWLEDGMENT.

State of California_____ )
County of ~~Orange~~ LOS ANGELES ) ss

On OCTOBER 14, 2010 before me, JANICE J. MILLS, a notary public in and for the State of California personally appeared Denise D. Kenner, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacities, and that by her signature on the instrument the person, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct
WITNESS my hand and official seal.

Signature Janice J. Mills (Seal)

