BILL GARRETT, Davidson County
Trans:T20110017774 DEEDWARR
Recvd: 03/28/11 09:17 2 pgs
Fees:13.00 Taxes:33.30
20110328-0023422

THIS INSTRUMENT PREPARED BY:
BOTTORFF & KAVIN, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

# WARRANTY DEED

**********

| Address New Owner: | Send Tax Bills To: | Map-Parcel |
|---|---|---|
| Wallace R. Clary & | Owner | 133-16-A-186CO |
| Susie H. Clary | | |
| 612 Cloverbrook Dr. | | |
| Franklin, TN 37067 | | |

**********

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $9,000.00.

Wallace R. Clary
Affiant

R. BRANCH KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 25th day of March, 2011.

Notary Public

My Commission Expires: Nov 14, 2012

**********

FOR AND IN CONSIDERATION of Nine Thousand & No/100 Dollars ($9,000.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **MICHAEL E. DAVIS** ("Grantor") by these presents does hereby transfer, sell and convey to **WALLACE R. CLARY AND SUSIE H. CLARY**, ("Grantees"), their heirs and assigns, all his interest, right and title in and to a certain condominium unit located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

> A certain Condominium Unit in Davidson County, Tennessee, being Unit O-4 in a Horizontal Property Regime of Barcelona Condominiums (now known as Harding Glen Condominiums), as established by a Master Deed of record in Book 6400, page 801, amended in Book 9397, page 814, and Book 11509, pages 965 & 966, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Michael E. Davis, by Deed from Edgar M. Rothschild, III and wife, Cynthia M. Rothschild, dated December 15, 1997, of record in Book 10739, page 167, Register's Office, Davidson County, Tennessee.

This conveyance is subject to all restrictions of record and all matters shown on the plan of record as Exhibit A-2 of the Master Deed and real property taxes for 2011.

This is improved property known as 270 Tampa Drive, Unit O-4, Nashville, Tennessee 37211.

Deanna Davis, spouse of the Grantor joins in this conveyance to transfer any marital right, title or interest she may have in this property.

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

AND Grantor does hereby covenant with the Grantees that he is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said real property to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 25th day of March, 2011.

**GRANTOR:**

Michael E. Davis

**Michael E. Davis**

Deanna Davis

**Deanna Davis**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael E. Davis and wife, Deanna Davis**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of March, 2011.

R. Francene Kavin

Notary Public

My Commission Expires: 11/14/2012

R. FRANCENE KAVIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.