WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110044253 DEEDWARR
Recvd: 07/21/11 14:53 2 pgs
Fees: 13.00 Taxes: 602.73
20110721-0056055

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9TH DAY OF JULY, 2011.

Notary Public

MY COMMISSION EXPIRES: 04/23/2013 (AFFIX SEAL)

DOLLY T. PEAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd. Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Granger Brown	U.S. Bank National Association	172-14-0-007.00
(NAME)	(NAME)	
620 Mount Pisgah Court	P.O. Box 7298	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Springfield, OH 45501-7298	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I/WE, **William McLean Clark, Jr., Trustee of The William McLean Clark, Jr. Revocable Trust, u/a/d May 16, 2006**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M. Granger Brown, a single man**, 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 in Davidson County, Tennessee, being Lot No. 7 on the Plat of Mt. Pisgah Heights Subdivision, of record in Plat Book 5210, page 302, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to The William McLean Clark, Jr. Revocable Trust, u/a/d May 16, 2006, William McLean Clark, Jr., Trustee by deed from William M. Clark, a single man, dated May 3, 2007 and recorded on May 14, 2007 in Instrument No. 20070514-0057023, Register's Office, Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions or record; (b) all easements of record; (c) all visible easements; d) all matters appearing on the plan(s) of record; and (c) all matters referenced in the master deed and by-laws (if any); and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 620 Mount Pisgah Court, Nashville, TN 37211
(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.

Witness our hands this **19th** day of **July, 2011**

The William McLean Clark, Jr. Revocable Trust
u/a/d May 16, 2006

BY: _____, Trustee
Willam McLean Clark, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named William McLean Clark, Jr., whom I am personally acquainted and who upon his oath acknowledged himself to be the Trustee of the William McLean Clark, Jr. Revocable Trust u/a/d May 16, 2006 and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the William McLean Clark, Jr. Revocable Trust u/a/d May 16, 2006.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of July, 2011.

_____
NOTARY

MY COMMISSION EXPIRES: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Record and return to
Hallmark Title Company
3027 Hwy 31 W
White House, TN 37188
615-672-4343