BILL GARRETT, Davidson County
Trans:T20110047731 DEEDWARR
Recvd: 08/04/11 14:27 2 pgs
Fees:13.00 Taxes:906.50
20110804-0060083

Bk/Pg 36
23089

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50965
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James I. Hudson, Jr. 529 Armistead Place Nashville, Tennessee 37215	SAME AS NEW OWNER

TAX MAP-PARCEL NUMBERS: 116120D52900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$245,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Derald Gene Clark and wife, Helen G. Clark**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James I. Hudson, Jr., married** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 529 of Burlington, Phase II, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 96, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Derald Gene Clark and wife, Helen G. Clark by Warranty Deed from Carolyn Louisa Hannon (formerly known as Carolyn Louisa Camp) and husband, John C. Hannon, dated May 16, 1994 and recorded on May 18, 1994, of record in Book 9348, page 783, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, Page 96, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6011, page 653, Book 6194, page 440, Book 6362 page 405, Book 11525 page 300, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 529 Armistead Place, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of August, 2011.

Derald Gene Clark

Helen G. Clark

State of TENNESSEE
County of DAVIDSON

On this 3rd day of August, 2011 , before me the undersigned authority, personally appeared **Derald Gene Clark and Helen G. Clark** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $245,000.00

Affiant

Sworn and subscribed before me this the 3rd day of August, 2011

Notary Public

My Commission Expires: _____

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE