BILL GARRETT, Davidson County
Trans:T20110056685 DEEDWARR
Recvd: 09/13/11 10:15 2 pgs
Fees:13.00 Taxes:432.90
20110913-0070917

Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
11-0288

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$117,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of September, 2011.

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
Commission Expiration: 11/7/12

ADDRESS OF NEW OWNER:
Nigel John
5141 Highlander Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Fifth Third Morgage
5001 Kingsley Drive
Cincinnati, OH 45227

MAP-PARCEL:
163-02-0-104.00

WARRANTY DEED

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, WE,

Brandon T. Clark and wife, Carley G. Clark

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nigel John, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 154 on the plan of Hickory Highland Place, Section 2, Phase 3, as shown on plat of record filed in Instrument No. 20020315-0032956, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Brandon T. Clark and wife, Carley G. Clark by Warranty Deed dated May 26, 2006 from Gary Baron II and filed of record in Instrument No. 20060531-0063763, and re-recorded in Instrument No. 20060609-0068646, Register's Office for Davidson County, Tennessee.

Power of Attorney of record in Instrument *_____, Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

*20110913-0070916

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **5141 Highlander Drive, Antioch, TN 37013**

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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.

BTC by CGC AIF

Witness my hand this 12th day of September, 2011.

Brandon T. Clark by Carley G. Clark, his Attorney in Fact
Brandon T. Clark by Carley G. Clark, his Attorney in Fact

Carley G. Clark
Carley G. Clark

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

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

JAKE CRUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and official seal at Smyrna, **Tennessee this** 12 **day of September, 2011.**

Notary Public
Commission Expiration: **My Commission Expires: May 20, 2014**

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carley G. Clark** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of **Brandon T. Clark** and acknowledged that she, as said power of attorney executed the same as his free act and deed by virtue of an instrument of record in Instrument No. _____, in the Register's Office of Davidson County, Tennessee.

JAKE CRUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and official seal this the 12 **day of September, 2011.**

Notary Public
My Commission Expires: **My Commission Expires: May 20, 2014**

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of _____, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this _____ day of _____, 20____.

Notary Public
Commission Expiration: