THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

Return to:
SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20110059191 DEEDWARR
Recvd: 09/23/11 11:08 2 pgs
Fees:13.00 Taxes:66.60
20110923-0073780

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Benjamin Coman and Violica Coman 323 Forest Park Road, #3-1 Madison, Tennessee 37115	New Owners 449 Mallow Dr Madison TN 37115	43-13-A-33 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **MATTHEW C. CLARKE**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **BENJAMIN COMAN and wife, VIOLICA COMAN**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Apartment Unit Number 3-1, of Robin Hood Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Grantor, of record in Book 5388, page 524, Register's Office for Davidson County, Tennessee, reference being made to the said Master Deed Exhibit "A" for the source of title of the said Grantor, and to Exhibit"A-1" thereto for a specific identification and description of the apartment herein conveyed, and as shown on the plat of Robin Hood Condominium Apartments, of record in Book 5200, page 124, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Matthew C. Clarke by Quitclaim Deed from Nelson Wennerlund of record in Instrument No. 201107280057875, dated 7/25/2011, Register's Office for Davidson County, Tennessee.

This is improved property known as **323 Forest Park Road, #3-1, Madison, Tennessee 37115**.

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, forever. GRANTOR covenants with 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 my hand this **20th** day of **September, 2011**:

Matthew C. Clarke

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MATTHEW C. CLARKE**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 20th day of September, 2011:

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 6.3.14

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $18,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 2011.

Notary Public

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4-23-14