(2)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES: 9-23-13

(AFFIX SEAL)

ALINA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

G-FSR-11-4003

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William M. Clark, Jr.	Fifth Third Mortgage	
4003 Colorado Avenue	(NAME) 5001 Kingsley; MD: 1M0C2P	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Cincinnati, OH 45227	103-8-275.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DIANE LEE-SMITH (F/K/A DIANE S. TEAGUE), UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM MCLEAN CLARK, JR. TRUST UAD 5/16/2006 AND SUSAN ANN PYLE CLARK TRUST UAD 8/12/2011, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 17B, WEST END ANNEX, RESUBDIVISION OF LOT 17, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4470, PAGE 100, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICUALR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DIANE S. TEAGUE, UNMARRIED BY WARRANTY DEED FROM REHAB-IT LLC., RECORDED ON THE 3RD DAY OF SEPTEMBER, 1997 IN DEED BOOK 10592, PAGE 77, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID DIANE S. TEAGUE BEING ONE AND THE SAME AS DIANE LEE-SMITH. THE SAID DIANE S. TEAGUE IS NOW KNOWN AS DIANE LEE-SMITH.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 4470, PAGE 100; AND RESTRICTIVE COVENANT FOR DETACHED STRUCTURE OF RECORD IN INSTRUMENT NO. 20050706-0077282, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 4003 Colorado Avenue, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

BILL GARRETT, Davidson County
Trans:T20110062880 DEEDWARR
Recvd: 10/07/11 16:01 2 pgs
Fees:13.00 Taxes:1350.50
20111007-0078360

Witness my/our hand(s) this 30th day of September, 2011.

Diane Lee-Smith by Paula Harwell, Attorney-In-Fact

Diane Lee-Smith by Paula Harwell, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of September, 2011, before me personally appeared Paula Harwell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Diane Lee-Smith and who acknowledged he/she/they executed the same as the free act and deed of the said Diane Lee-Smith.

Witness my hand and official seal, this the 30th day of September, 2011.

Notary Public

My Commission Expires: 5-20-14

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903