THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30261-09-2011**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $470,000.00. Affiant Subscribed and sworn to before me this 7th day of October, 2011. Notary Public My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

WARRANTY DEED

Address New Owner: Kenneth J. Niermann 825 Kendall Drive Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 103 090 05400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John R. Clark, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth J. Niermann** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 825 Kendall Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of October, 2011.

John R. Clark by Robert M. Diehl Attorney-in-Fact
John R. Clark
BY: Robert M. Diehl, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert M. Diehl**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said **John R. Clark** and is authorized by the said **John R. Clark** to execute this instrument on his behalf..

Witness my hand, at office, this 7th day of October, 2011.

Notary Public

My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20110063649 DEEDWARR
Recvd: 10/12/11 10:23 2 pgs
Fees:13.00 Taxes:1739.00
20111012-0079224

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Hillwood Estates, Section 6, as of record in Plat Book 2133, page 96, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Patricia A. Black and husband, John R. Clark, by deed dated December 16, 2005, from Bzur Haun, married, of record in Instrument No. 20051221-0153162, Register's Office for Davidson County, Tennessee. And being further conveyed to John R. Clark by quitclaim deed from Patricia A. Black, of record in Instrument No. 20070919-0112123, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 2133, page 96, Register's Office for Davidson County, Tennessee.