Prepared By: Jermonica Marshon
Timios, Inc.
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Plano, TX 75075
Phone: (877) 251-0255

Davidson County DEEDWARR
Recvd: 10/19/11 14:56 4 pgs
Fees:22.00 Taxes:0.00
20111019-0081499

After Recording Return To:
SHARON FOUNTAINE-CLARK
208 BONNACLIFF CT
HERMITAGE, TN 37076-1001

SEND TAX BILLS TO: SHARON FOUNTAIN-CLARK

208 BONNACLIFF CT HERMITAGE TN 37076-1001

WARRANTY DEED

074-08-0-191-00
MAP PARCEL NUMBERS
(APN NUMBER)

THIS INDENTURE, made and entered into this 10 day of September, 2011, by and between PHILLIP DARRELL CLARK, II AND SHARON M. FOUNTAINE BOTH UNMARRIED , OF 208 BONNACLIFF CT, HERMITAGE, TN 37076 , PARTY OF THE FIRST PART, AND SHARON FOUNTAINE-CLARK, OF 208 BONNACLIFF CT, HERMITAGE, TN 37076 party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in DAVIDSON, State of Tennessee:
TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.
And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,
and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.
The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Phillip D Clark II
(grantor) PHILLIP DARRELL CLARK , II

Sharon M Fountaine
(grantor) SHARON M. FOUNTAINE

* *

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Phillip D Clark II + Sharon M Fountaine to me known to be the person ~~described in and~~ who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 10 day of Sept, 2011.

My commission expires 5-5-2015

Sharon L Hayes
Notary Public

SHARON L. HAYES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 10.00 TEN and 00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 23rd day of September, 2011.

208 BONNACLIFF CT, HERMITAGE, TN 37076-1001
PROPERTY ADDRESS:

L. AGUILERA
COMM. #1928504
Notary Public - California
Ventura County
My Comm. Expires Mar. 14, 2015

LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 861, ON THE PLAN OF HERMITAGE HILLS SUBDIVISION, SECTION 8, OF RECORD IN PLAT BOOK 3600, PAGE 24, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 861 FRONTS 35.78 FEET ON THE WESTERLY MARGIN OF BONNACLIFF COURT AND EXTENDS BACK 125.0 FEET ON THE SOUTHERLY LINE AND 137.68 FEET ON THE NORTHERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 127.55 FEET.

BEING THE SAME PREMISES CONVEYED TO PHILLIP DARRELL CLARK, II AND SHARON M. FOUNTAINE, BY DEED RECORDED IN DOCUMENT NO. 200011170114202

True Copy Certification

I, Nick Woodward, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of California

County of Los Angeles

Personally appeared before me, ~~[Name of Notary]~~ Lupe Aguilera, a notary public for this county and state, ~~[name of person making certification]~~ Nicholas A. Woodward who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

L. AGUILERA
COMM. #1928504
Notary Public - California
Ventura County
My Comm. Expires Mar. 14, 2015

Notary's Signature

My Commission Expires: 5/14/15

Notary' Seal (if on paper)