BILL GARRETT, Davidson County
Trans:T20110072519 DEEDWARR
Recvd: 11/16/11 14:32 2 pgs
Fees:13.00 Taxes:786.25
20111116-0089650

WARRANTY DEED

G-VRE-11-113

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,500.00

Amanda K Walker
Affiant

Subscribed and sworn to before me, this 10th DAY OF November, 2011.

Notary Public

MY COMMISSION EXPIRES: 3-9-13 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Amanda K. Walker	Farmington Financial Group	
940 Gale Lane #113	(NAME) 1912 21st Avenue	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville,TN 37212	118-5-A-35.00 CO
(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 JESSICA H. CLARK, AN UNMARRIED WOMAN , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMANDA K. WALKER, A SINGLE WOMAN , 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 DESIGNATED AS BUILDING 13, APT. C, AS SHOWN ON THE REVISED PLAN OF ST. MARTIN SQUARE, NOW KNOWN AS 12TH SOUTH TOWERS, OF RECORD IN PLAT BOOK 4460, PAGE 186, AMENDED IN INST. NO. 20031107-0163683, REGISTER'S OFFICE FOR SAID COUNTY TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JESSICA H. CLARK, AN UNMARRIED WOMAN BY WARRANTY DEED FROM DAVID J. HILL AND WIFE, DEMAREE HILL, RECORDED ON THE 26TH DAY OF AUGUST, 2008 IN INSTRUMENT NO. 20080826-0087642, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 4460, PAGE 186, AMENDED IN INSTRUMENT NO. 20031107-0163683; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 4611 PAGE 682, AMENDED IN BOOK 4710, PAGE 244; BY-LAWS OF RECORD IN BOOK 4611, PAGE 692; CHARTER OF RECORD IN INSTRUMENT NO. 20031107-0163682; DEED TO HOA OF RECORD IN BOOK 4710, PAGE 602 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 940 Gale Lane #113, Nashville, Tennessee 37204
(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.

Witness my/our hand(s) this 10th day of November, 2011.

Jessica H. Clark

Jessica H. Clark

STATE OF Tennessee
COUNTY OF Davidson

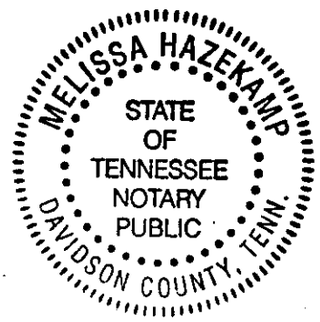
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jessica H. Clark, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 10th day of November, 2011.

Notary Public

My Commission Expires: 1/9/2012

(SEAL)



My Commission Expires JAN. 9, 2012

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