WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2011.

Notary Public

MY COMMISSION EXPIRES: May 16, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1604 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey B. Clark	Jeffrey B. Clark	142-05-0A-034.00
(NAME) 100 Plantation Court, Condominium E-8	(NAME) 100 Plantation Court Condominium E-8	Davidson County DEEDWARR Recvd: 11/17/11 13:43 3 pgs Fees:18.00 Taxes:610.50 **20111117-0090069**
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sharon D. Ray**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jeffrey B. Clark and Janet E. Clark, as husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. E-8, along with carport E-8-C, as shown on the Plan of Section 2, River Plantation, Condominium Apartments, as shown by plat appearing of record in Plat Book 4460, Page 136-137, of the Register's Office of Davidson County, Tennessee, and further established by Master Deed and By-Laws for River Plantation Section Two, a Horizontal Property Regime, of record in Book 4661, Page 334 (and Amendments in Book 4691, Page 906, Book 6354, Page 676 and Book 6436, Page 389), Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for more complete details of said Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Sharon D. Ray by Warranty Deed dated April 19, 2005, from Stephen D. Miller and George R. Miller, Jr., Devisees under the Will of Polly G. Miller and filed for record on April 26, 2005, in Instrument No. 20050426-0046350, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Plat Book 4460, Page 136-137, Register's Office of said County.1.) All matters as set forth on the boundary plat of record in Plat Book 4460, Page 80, Register's Office for County, .2.) Subject to all matters as set out in the Master Deed and By-Laws establishing a "Horizontal Property Regime" of Plantation River, of record in Book 4661, Page 334, Register's Office for said County, . 3.) Amendments to By-Laws of record in Book 4691, Page 906, Book 6354, Page 676 and Book 6436, Page 389, Register's Office for said County, 4.) Charter of the River Plantation Section Two, Inc. Owner's Association of

record in Instrument No. 20100408-0026710 and Amendment in Instrument No. 20110831-0067570, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 100 Plantation Court, Condominium E-8, Nashville, TN 37221
(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/or 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/or 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 12th day of October, 2011.

Sharon D. Ray

State of Tennessee
County of Williamson

Personally appeared before me Sharon D. Ray, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of October, 2011.

Notary Public
My Commission Expires: May 14, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1604 Westgate Circle
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

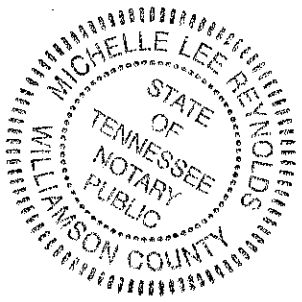
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Michelle Lee Reynolds, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 14, 2015