File Box 9-B

WARRANTY DEED

State of Tennessee)
County of Davidson)

12-01-002-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th day of January, 2012

Notary Public

My Commission Expires: 11/13/15 (AFFIX SEAL)

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

My Commission Expires 11/13/2015

BILL GARRETT, Davidson County
Trans:T20120004799 DEEDWARR
Recvd: 01/20/12 11:02 2 pgs
Fees:13.00 Taxes:2257.00
20120120-0005703

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
W. SCOTT CLARK AND NANCY E. CLARK	Pinnacle National Bank	14-9
(NAME) 3804 Whitland Avenue	(NAME) 150 - 3rd Ave,. So, #900	169.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, SAMANTHA TAMAR SATURN, EXECUTOR OF THE ESTATE OF NANCY A. SATURN, DECEASED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto W. SCOTT CLARK AND WIFE, NANCY E. CLARK, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, described as follows, to-wit:

BEING the westerly 50 feet of Lot No. 16 and the easterly 15 feet of Lot No. 15 in Block "D" Whitland Realty Company's Plan as of record in Book 332, Page 141, Register's Office for Davidson County, Tennessee.

SAID parts of said lots front together 65 feet on the northerly side of Whitland Avenue and extend back between parallel lines 200 feet to a line.

TOGETHER with all their right, title and interest in and to the gravel driveway adjacent to the above described premises on the westerly side thereof, which ahs been used a s a common driveway for the premises herein conveyed and the adjoining premises, as described in the decree of the Chancery Court of Davidson County, Tennessee, of record in Book 5377, Page 266, said Register's Office, but without warranties as to said driveway.

BEING the same property conveyed to ALAN L. SATURN AND WIFE, NANCY A. SATURN, by Deed from WILLIAM S. PARKER AND S. THEODORE LYMON, dated February 4, 1969, of record in Book 4315, Page 693, Register's Office for Davidson County, Tennessee. SUBSEQUENTLY the said ALAN L. SATURN conveyed his interest to NANCY A. SATURN, by Deed of record in Book 5383, Page 295, said Register's Office. NANCY A. SATURN having died testate March 9, 2010 and title having vested in THE ESTATE OF NANCY A. SATURN, deceased by Last Will and Testament of record in Case No. 10P-432, Probate Court Clerks Office for Davidson County, Tennessee, the Testatrix directed that real property which she owned at her death be administered as part of her estate subject to the control of the Executor. Letters Testamentary were issued to SAMANTHA TAMAR SATURN, EXECUTRIX.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **3804 Whitland Avenue, Nashville, TN, 37205.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 WHEREOF, my hand, this ~~27th~~ 19th day of January, 2012.

SAMANTHA TAMAR SATURN, EXECUTOR OF THE ESTATE OF NANCY A. SATURN, DECEASED

By: Samantha Tamar Saturn, Executor
SAMANTHA TAMAR SATURN, EXECUTOR

STATE OF New York)
COUNTY OF Kings)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SAMANTHA TAMAR SATURN, EXECUTOR OF THE ESTATE OF NANCY A. SATURN, DECEASED,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brooklyn, New York, this 17th ~~27th~~ day of January, 2012.

My Commission Expires: [redacted]

Rachel Parker
~~NOTARY PUBLIC~~ State of New York
No. 01PA6011736
Qualified in Nassau County
Commission expires Aug 17th 2014

Rachel Parker
Notary Public