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 $101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of January, 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
Reese H. Clark	Reese H. Clark	104-12-0A-013.00
(NAME)	(NAME)	
141 Reserve Drive	141 Reserve Drive	
(ADDRESS)	(ADDRESS)	Davidson County DEEDWARR Recvd: 01/23/12 13:48 3 pgs Fees:18.00 Taxes:373.70 **20120123-0006260**
Piedmont, SC 29673	Piedmont, SC 29673	
(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, **Matthew L. Harless**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Reese H. Clark and Caroline B. Clark, 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. 104M, as shown on the plan of Magnolia Wedgewood Condominiums, a Horizontal Property Regime, filed as Exhibit A2, to and established by the Master deed of record in Book 3258, Page 718 and amended in Instrument No. 20110202-0009142, of the Register's Office of 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, to which reference 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 Bylaws of the Association of Owners.

Being the same property conveyed to Matthew L. Harless, a single person by Warranty Deed dated July 29, 1997, from Mark S. Miller and filed for record on July 30, 1997, in Book 10548, Page 383, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matter as set forth in the Master Deed and By-Laws establishing a "Horizontal Property Regime" of Magnolia Wedgewood Condominiums, of record in Book 6258, Page 718, and Amendment in Instrument No. 20110202-0009142, Register's Office for said County, .(1) Subject to all matters as set forth on the prior plat of record in Plat Book 4885, Page 87 and Plat Book 5190, Page 44, Register's Office of said County. (2) Restrictive Covenants of record in Book 4626, Page 719, Book 5356, Pages 732 & 739 and Book 10737, Page 558, Register's Office of said County. (3) Charter of the Homeowner's Association of record in Book 6225, Page 168, 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 1901 18th Avenue South, Condominium 104, Nashville, TN 37212
(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 13th day of January, 2012.

Matthew L. Harless

State of Tennessee
County of Williamson

Personally appeared before me Matthew L. Harless, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of January, 2011.

Notary Public
My Commission Expires: May 16, 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

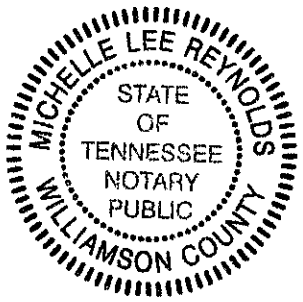
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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