(1)

BILL GARRETT, Davidson County
Trans:T20120020686 DEEDWARR
Recvd: 03/22/12 09:58 2 pgs
Fees:13.00 Taxes:888.00
20120322-0024268

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2012.

Notary Public

MY COMMISSION EXPIRES: ~~March 8, 2015.~~ 05-06-13

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan N. Clark	SunTrust Mortgage, Inc.	104140B009.00CO
(NAME)	(NAME)	
109 Westwood Trace	1001 Semmes Ave, RVW-5093	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LINDSEY MARIE BEWICK AND HUSBAND, JONATHAN M. KIDD,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RYAN N. CLARK AND WIFE, JEAN-MARIE ELIZABETH BIBB CLARK,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 9 of Westwood Trace, a Condominium, a Horizontal Property Regime, located in Nashville, Tennessee, as shown on the plat of Westwood Trace, Condominium apartments, recorded in Plat Book 6200, page 215, said Register's Office, and described in a Master Deed recorded in Book 6522, page 322 as amended in Book 6889, page 711 and Instrument No. 20070620-0073748, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Westwood Trace, Condominium Apartments contained in the Master Deed recorded in Book 6522, page 322 as amended in Book 6889, page 711 and Instrument No. 20070620-0073748, and By-Laws appended thereto and amended in Instrument No. 20010411-0035667, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Lindsey Marie Bewick, Unmarried by deed from Eleanor Heath Stevenson, Unmarried dated 2/28/2006 filed of record 3/2/2006 in Instrument No. 200603020024207, Register's Office for Davidson County, Tennessee.

Jonathan M. Kidd joins in the execution of this instrument to convey any and all interest he may have in subject property by virtue of his marriage to Lindsey Marie Bewick.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 109 Westwood Trace, 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 GRANTEES, their heirs 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 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 19th day of March, 2012.

Lindsey Marie Bewick

Jonathan M. Kidd

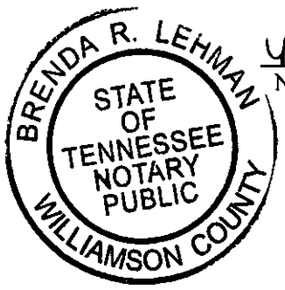
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lindsey Marie Bewick and Jonathan M. Kidd, the bargainor(s), 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 at on this 19th day of March, 2012

Commission expires: March 8, 2015



Brenda R Lehman

Notary Public