WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

R-RR-12-207

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF March, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/02/2013
(AFFIX SEAL)

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
Stephen L. Clanton	new owner (NAME)	
207 3rd Avenue North, Unit 502 (ADDRESS)	(ADDRESS)	
Nashville, TN 37201 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	093-02-3D-008.00CO

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, I/we PINNACLE NATIONAL BANK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEPHEN L. CLANTON AND WIFE, DEBRA J. CLANTON, 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:

A CERTAIN CONDOMINIUM UNIT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 502 IN A HORIZONTAL PROPERTY REGIME AS SHOWN ON THE CONDOMINIUM SITE PLAT OF THE 207 THIRD AVENUE NORTH CONDOMINIUMS, AS SHOWN ON EXHIBIT "B" OF THE MASTER DEED FOR THE PHOENIX LOFT OF RECORD IN INSTRUMENT NO. 20040701-0078141, AND AS AMENDED BY AMENDED AND RESTATED MASTER DEED FOR THE PHOENIX LOFT OF RECORD IN INSTRUMENT NOS. 20050907-0107157 AND 20051019-0125906, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO ANDREW C. HAMRIC BY WARRANTY DEED FROM THE PHOENIX LOFT, LLC, OF RECORD IN INSTRUMENT NO. 20051219-0151836, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 14, 2005.

BEING PART OF THE SAME PROPERTY CONVEYED TO PINNACLE NATIONAL BANK BY SUBSTITUTE TRUSTEE'S DEED FROM LARRY D. CRAIG, AS SUBSTITUTE TRUSTEE OF RECORD IN INSTRUMENT NO. 20110616-0046230, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 16, 2011.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN INSTRUMENT NO. 20040701-0078141; AMENDED & RESTATED IN INSTRUMENT NOS. 20050907-0107157 AND 20051019-0125906; 0040701-0078141; 20030407-0046048 AND 20101206-0097021 AND BOOK 9999, PAGE 483, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 207 3rd Avenue North, Unit 502, Nashville, Tennessee 37201
(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.

BILL GARRETT, Davidson County
Trans:T20120021729 DEEDWARR
Recvd: 03/26/12 14:04 2 pgs
Fees:13.00 Taxes:1350.50
20120326-0025543

Witness my/our hand(s) this 23rd day of March, 2012.

Pinnacle National Bank

By: _____
William L. Fuson

Its: Authorized Officer

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of March, 2012, before me personally appeared William L. Fuson, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Officer of Pinnacle National Bank, the within named bargainor, a national banking association and that he/she as such Authorized Officer executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of March, 2012.

_____
Notary Public

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

My Commission Expires:

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