BILL GARRETT, Davidson County
Trans:T20120032295 DEEDWARR
Recvd: 05/02/12 15:45 2 pgs
Fees:13.00 Taxes:547.60
20120502-0037817

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ DICKSON The actual consideration or value, whichever is greater, for this transfer is $148,000.00. Rebecca D. Rumm Affiant Subscribed and sworn to before me, this ~~27th~~ 30th day of April, 2012. Cindy J. Williams Notary Public My Commission Expires: _____

CINDY J. WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE HICKMAN COUNTY My Commission Expires 12-02-2013

Address New Owner As Follows: Michael L. Clark 3053 Stone Bridge Road Antioch, TN 37013	Send Tax Bills To: Mortgage Research Center, LLC d/b/a Veterans United Home Loans 2101 Chapel Plaza Ct., Ste. 107 Columbia, MO 65203	Map-Parcel Number 150-10-0-264

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tommy Howard and wife, Jennifer Howard**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Michael L. Clark, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of1st Revision to Stone Bridge, of record in Plat Book 9700, page 244, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Tommy Howard and Jennifer Howard, by deed from Saimdra G. Forrest, of record as Instrument No. 20040319-0031192, dated March 12, 2004, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 9700, page 244, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7133, page 143, said Register's Office.

4. Declaration of Restrictive Covenants contained in an instrument of record in Book 10164, page 525, said Register's Office.

5. Easement as set out in the Order of Possession of record in Book 8493, page 704, said Register's Office.

6. Permanent Easement and Temporary Construction in record in Book 8657, page 543, said Register's Office.

This is improved property known as: **3053 Stone Bridge Road, Antioch, TN 37013.**

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, his heirs and assigns, forever; and Grantor does covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 27th day of April, 2012.

Tommy Howard

Jennifer Howard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tommy Howard and Jennifer Howard, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of April, 2012

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

Notary Public

My Commission Expires: 9.3.12

My Commission Expires: 09/03/12

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