RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

BILL GARRETT, Davidson County
Trans:T20120040681 DEEDWARR
Recvd: 06/04/12 09:55 2 pgs
Fees:13.00 Taxes:1017.50
20120604-0048134

WARRANTY DEED

DAVIDSON COUNTY SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Diane L. Gregory
Affiant

Subscribed and sworn to before me, this 1st DAY OF June, 2012.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 1-9-2016
(AFFIX SEAL)

R-VRES-12-807-309

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
Joyce Glaser	SAME AS NEW OWNER	
6 Chipper Rd. ~~807 18th Avenue South #309~~	(NAME)	
St. Louis, MO 63131-3410 ~~Nashville, TN 37203~~ (ADDRESS)	(ADDRESS)	092-16C-309.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 RICHARD E. CLARKE AND JANE G. CLARKE, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOYCE GLASER, A MARRIED WOMAN, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 309 OF THE 807 EIGHTEENTH AVENUE CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20041214-0148798 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED BY FIRST AMENDMENT TO MASTER DEED OF RECORD AS INSTRUMENT NO. 20041216-0149823 SAID REGISTER'S OFFICE, AS AMENDED BY SECOND AMENDMENT TO MASTER DEED OF RECORD AS INSTRUMENT NO. 20050504-0050222, SAID REGISTER'S OFFICE, WHICH SECOND AMENDMENT IS RE-RECORDED AS INSTRUMENT NO. 20060109-0003220, SAID REGISTER'S OFFICE, AS AMENDED BY THIRD AMENDMENT TO MASTER DEED OF RECORD AS INSTRUMENT NO. 20051123-0142078, AND AS AMENDED BY FOURTH AMENDMENT TO MASTER DEED OF RECORD IN INSTURMENT NO. 20070509-0055940, ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER DESCRIBED ON PLAN ATTACHED TO SAID MASTER DEED AND AMENDMENTS AS EXHIBIT "E", TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT.

PARKING SPACE #25 IS INCLUDED AS AN APPURTENANCE TO THIS UNIT IN THE THIRD AMENDMENT TO THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20051123-0142078, SAID REGISTER'S OFFICE. THIS APPURTENANCE IS DEEDED WITH THE UNIT AND IS NOT TRANSFERABLE IN ANY FASHION EXCEPT WITH A TRANSFER OF THE UNIT.

BEING THE SAME PROPERTY CONVEYED TO RICHARD E. CLARKE AND JANE G. CLARKE, HUSBAND AND WIFE BY DEED FROM 807 EIGHTEENTH PARTNERS, LLC OF RECORD IN INSTRUMENT NO. 20060119-0007120, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 11, 2006.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) ALL MATTERS SHOWN ON THE PLAN ATTACHED AS EXHIBIT "E" TO THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20041214-0148798, AS AMENDED IN INSTRUMENT NO. 20041216-0149823, INSTRUMENT NO. 20050504-0050222 AND INSTRUMENT NO. 20060109-0003220, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; C) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, OPTIONS, BURDENS, ASSESSMENTS AND OTHER UNDERTAKINGS CONTAINED IN THE MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME OF 807 EIGHTEENTH AVENUE CONDOMINIUMS OF RECORD IN INSTRUMENT NO. 20041214-0148798, AS AMENDED IN INSTRUMENT NO. 20041216-0149823, INSTRUMENT NO. 20050504-0050222, INSTRUMENT NO. 20051123-0142078, INSTRUMENT NO. 20060109-0003220, INSTRUMENT NO. 20070509-0055940 AND INSTRUMENT NO. 20080314-0026174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; D) GRANT OF EASEMENT(S) CONTAINED IN INSTRUMENT NO. 20050420-0044082, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; E) RIGHTS OF OTHERS IN & TO THE COMMON AREAS AND/OR ELEMENTS; F) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 807 18th Avenue South #309, Nashville, Tennessee 37203

(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.

Witness my/our hand(s) this 1st day of June, 2012.

Richard E. Clarke by Jane G. Clarke, attorney-in-fact

Richard E. Clarke by Jane G. Clarke,
attorney-in-fact

Jane G. Clarke

Jane G. Clarke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1st day of June 2012, before me personally appeared Jane G. Clarke to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Richard E. Clarke and who acknowledged she executed the same as the free act and deed of the said Richard E. Clarke.

Witness my hand and official seal, this the 1st day of June 2012.

Megan Paulus

Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jane G. Clarke, the within named bargainor, 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, this the 1st day of June 2012.

Megan Paulus

Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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