WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/17/12 11:36 2 pgs
Fees:13.00 Taxes:553.15
20120817-0073926

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$149,500.00.

Affiant

Subscribed and sworn to before me this 14th day of August, 2012.

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Donald F. Messmer	New Owner	064120A41600CO
416 Hunters Place		
Hermitage, TN 37076	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jane W. Clark, widow** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Donald F. Messmer and wife, Bettye R. Messmer**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain condominium apartment in Davidson County, Tennessee, being unit No. 416, of Fox Run Condominiums, Second Revision - Part of Sec. 2 and First Revision - part of Sec. 1, as of record in Book 6250, Page 118, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Isaac Campbell Clark and wife, Jane W. Clark from Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee, by Warranty Deed on October 31, 1994, of record in Book 9558, Page 551, Register's Office for Davidson County, Tennessee. Isaac Campbell Clark having since died on February 13, 2008, leaving his wife, Jane W. Clark as sole owner by right of survivorship.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 and subsequent years, which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 6250, Page 118, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in the Master Deed as of record in Book 5535, Page 713, Register's Office for Davidson County, Tennessee; and as corrected by Deed of Correction of record in Book 5895, Page 516, said Register's Office, and Second Deed of Correction of record in Book 5936, Page 301, said Register's Office, and amended by Deed of amendment of Master Deed of record in Book 6370, Page 817, said Register's Office.

This is improved property known as: **416 Hunters Place, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 14, 2012.

Jane W. Clark by Cathy Glenn Clark as Attorney in Fact

Jane W. Clark by
Cathy Glenn Clark as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Cathy Glenn Clark, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Jane W. Clark, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Jane W. Clark, the bargainor(s), by the said Cathy Glenn Clark, as Attorney-in-Fact.

WITNESS my hand and seal, this 14th day of August, 2012.

Notary Public

My Commission Expires: 1-4-14

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY