WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120068360 DEEDWARR
Recvd: 09/12/12 08:33 2 pgs
Fees:13.00 Taxes:2109.00

20120912-0082591

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES 5/20/14 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig C. and Amy Powell Clark	Craig Clark	104-08-0-310.00
(NAME) 1618 17th Ave., S.	(NAME) c/o APON 30 Burton Hills Blvd. Ste. 375	104-08-0-311.00
1700 Dorothy Pl.		
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37215	
(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, John Wayne Storrs, Trustee of the John Wayne Storrs Trust , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Craig C. Clark and wife, Amy Powell 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:

Tract I

LAND in Davidson County, Tennessee being part of Lot No. 59 on the Plan of O.B. Hayes' Large Lots, called "Rokeby." as of record in Book 21, Page 87, Register's Office for said County described as follows:

BEGINNING on the easterly margin of 17" Avenue, South, formerly Addison Street, at the southwest corner of the property conveyed to Annie G. Dillon by deed from Home Owner's Loan Corporation, of record in Book 1084. Page 294, said Register's Office, said point being 170 feet south of the northerly line of said Lot No. 59; thence with said Avenue, southwardly 50 feet to the northwest corner of the property conveyed to William J. Givens by deed from George J. Givens, et al, of record in Book 777, Page 411, said Register's Office; thence with Given's northerly line, eastwardly 152 1/2 feet, more or less, to the westerly margin of an alley; thence with said alley; northwardly 50 feet to the southeast corner of said Dillon property; thence with the southerly line of said Dillon property, westwardly 152 1/2 feet, more or less, to the beginning.

Being the same property conveyed to HAROLD STORRS, by deed from MAUDE FELTS SHELTON, of record in Book 3985, page 477, dated February 7, 1966, said Register's Office. Being further Quitclaim to HAROLD STORRS AND WIFE, DOROTHY STORRS, TO CREATE TENANCY BY THE ENTIRETY, of record in Book 4783, page 705, dated January 4, 1974, said Register's Office. Being further conveyed to DOROTHY C. STORRS, TRUSTEE AND SUCCESSOR TRUSTEE THERETO U/A/D FEB 11 1999, by Quitclaim Deed from DOROTHY STORRS, of record in Book 11341, page 539, dated February 11, 1999, said Register's Office. The said Harold Storrs having since died on or about March, 11, 1987. The said property being further conveyed to THE JOHN WAYNE STORRS TRUST, by Quitclaim from JOHN WAYNE STORRS, TRUSTEE OF THE DOROTHY C. STORRS IRREVOCABLE LIVING TRUST, of record as Instrument No. 20027016-00857969, dated July 15, 2002, said Register's Office.

Tract II

LAND in Davidson County, Tennessee. being part of Lot No. 59 on the Plan of O.B. Hayes' Large Lots of record in Book 21, Page 87, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of 17th Avenue South said point being the southerly margin of parcel 310 of tax map 104-8; thence leaving 17th Avenue. South, South 82° 07' 38" East. 152.80 feet to an alley; thence South 9° 27' 34" West, 6.84 feet to a point at the beginning of a curve; thence around said curve to the right, which has a radius of 192.5 feet, a distance of 52.01 feet to the beginning of a curve; thence around said curve to the right which has a radius of 15.00 feet a distance of 23.93 feet to a point in the northeasterly margin of Dorothy Place; thence with the same North 58° 42' 38" West, 122.60 feet to the beginning of a curve; thence around said curve to the right which has a radius of 20.00 feet a distance of 23.74 feet to the point of beginning.

Being the same property conveyed to HAROLD W. STORRS AND WIFE, DOROTHY C. STORRS, by deed from METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, of record in Book 5097, page 800, dated December 17, 1976, said Register's Office. Being further conveyed to DOROTHY C. STORRS,

TRUSTEE AND SUCCESSOR TRUSTEE THERETO U/A/D FEB 11 1999, by Quitclaim Deed from DOROTHY STORRS, of record in Book 11341, page 541, dated February 11, 1999, said Register's Office. The said Harold Storrs having since died on or about March, 11, 1987. The said property being further conveyed to THE JOHN WAYNE STORRS TRUST, by Quitclaim from JOHN WAYNE STORRS, TRUSTEE OF THE DOROTHY C. STORRS IRREVOCABLE LIVING TRUST, of record as Instrument No. 20027016-00857968, dated July 15, 2002, said Register's Office.

This conveyance is subject to: 2012 property taxes which are a lien, but not yet due and payable; all matters appearing on the Plan of O.B. Hayes' Large Lots, called "Rokeby" as of record in Book 21, Page 87, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 1618 17th Ave., S. and 1700 Dorothy Pl., 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 our hands this _____day of September, 2012.

THE JOHN WAYNE STORRS TRUST

John Wayne Storrs, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Wayne Storrs, Trustee of the John Wayne Storrs Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of September, 2012

Notary Public

My Commission Expires: 6/20/14

PAUL F. SOP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.