BILL GARRETT, Davidson County
Trans:T20120072065 DEEDWARR
Recvd: 09/25/12 10:15 2 pgs
Fees:13.00 Taxes:1801.90

20120925-0086949

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $487,000.00. Affiant Subscribed and sworn to before me, this the 24th day of September, 2012. Notary Public My commission expires: _____

PAM McCROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Richard A. Clark Eve Adair	New Owner(s)	
2110 Westwood Avenue		104-15-0-345.00
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARTHA E. LAPOSATA, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD A. CLARK AND WIFE, EVE ADAIR**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Easterly 75 feet of Lot No. 68 on the Plan of Belair of record in Plat Book 332, Page 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Easterly part of Lot No. 68 fronts 75 feet on the Northerly side of Westwood Avenue, and runs back between parallel lines, with the Westerly margin of an alley, 185 feet to an alley in the rear. Together with that portion of Alley No. 815 included in said property which was closed by Metropolitan County Council Bill No. 91-79, County Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Martha E. Laposata by Quitclaim Deed from Michael Laposata and Martha E. Laposata of record at Instrument No. 20110106-0001673, Register's Office for Davidson County, Tennessee, dated January 05, 2011.

Being the same property conveyed to Michael Laposata and wife, Martha E. Laposata by Warranty Deed from Richard G. Courtney and wife, Elizabeth S. Courtney of record at Instrument No. 20080123-0007076, Register's Office for Davidson County, Tennessee, dated October 18, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2110 Westwood Avenue, Nashville, TN 37212.

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), his/her/their heirs

mat

and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of September, 2012.

Martha E Laposata
Martha E. Laposata

STATE OF MASSACHUSETTS
COUNTY OF Suffolk

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Martha E. Laposata, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of September, 2012.

Notary Public

My Commission Expires: 1/11/2013