BILL GARRETT, Davidson County
Trans:T20120092054 DEEDWARR
Recvd: 12/03/12 12:59 2 pgs
Fees:13.00 Taxes:599.40
20121203-0110882

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 162,000.00

Affiant

Subscribed and sworn to before me, this 20th day of November, 2012.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BILL R CLARK **FRANCINE KLINE-CLARK**	**REGIONS BANK D/B/A**	102080052.00
857 RUSSLEO DRIVE	**2050 PARKWAY OFFICE CIRCLE**	
NASHVILLE, TN 37209	**BIRMINGHAM, AL 35244**	

FOR AND IN 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 ACKNOWLEDGE, WE,

HELEN PETTY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BILL R CLARK and FRANCINE KLINE-CLARK, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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:

LAND in Davidson County, Tennessee, being Lot No. 43 on the Plan of Horton Heights, Section IV, as of record in Book 1835, Page 129, Register's Office for said County, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Clarence C. Thompson and wife, Louise Thompson, by Warranty Deed from Joseph M. Clark and wife, Susan F. Clark, dated 9/29/70 and recorded 10/2/70 in Book 4449, Page 490, in the Register's Office of Davidson County, Tennessee.

The said Clarence C. Thompson having since died on or about March 10, 1990. The said Louise Thompson having since died on or about December 26, 1993, thereby vesting subject property solely in Helen Joyce Petty, pursuant to her Last Will and Testament filed 10/6/95 in Will Book 201, Page 260, in the Probate Office of Davidson County, Tennessee. The said Louise Thompson is also known as Johnnie Louise Thompson.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 857 RUSSLEO DRIVE, NASHVILLE, TN 37209.

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 in 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 my/our hand(s) this 20th day of November, 2012.

HELEN PETTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, HELEN PETTY, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of November, 2012.

Notary Public

My Commission Expires:

