BILL GARRETT, Davidson County
Trans:T20120094066 DEEDWARR
Recvd: 12/10/12 09:43 2 pgs
Fees:13.00 Taxes:1322.75
20121210-0113277

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 357,500.00

Affiant

Subscribed and sworn to before me, this 4th day of December, 2012

Notary Public

My commission expires:

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TANJA GANGWISCH	**NEW OWNER**	**160110A05900CO**
10 BRIDLINGTON COURT		
BRENTWOOD, TN 37027		

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,

RAY F CLARK and MARIANNE CLARK, TRUSTEES , OR THEIR SUCCESSORS IN TRUST, OF THE CLARK JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D MARCH 1, 2001

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

TANJA GANGWISCH, UNMARRIED

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. 59 on the Plan of Hemmingwood, Phases II, III, & IV, of record in Book 6900, Page 7 and 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO RAY F CLARK AND MARIANNE CLARK, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, OF THE CLARK JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D MARCH 1, 2001 BY WARRANTY DEED FROM LARRY G VARNUM AND WIFE, BETTY B VARNUM DATED 06/02/05 AND RECORDED ON 09/14/05 IN INSTRUMENT NO. 20050914-0110596, SAID REGISTER'S OFFICE FOR SAID COUNTY.

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 10 BRIDLINGTON COURT, BRENTWOOD, TN 37027.

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 4th day of December, 2012.

Ray F. Clark, Trustee

RAY F CLARK, TRUSTEE
OF THE CLARK JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D MARCH 1, 2001

Marianne Clark, Trustee

MARIANNE CLARK, TRUSTEE
OF THE CLARK JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D MARCH 1, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **RAY F CLARK and MARIANNE CLARK** whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is TRUSTEE of **THE CLARK JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D MARCH 1, 2001**and that he is authorized by **THE CLARK JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D MARCH 1, 2001** to execute this instrument on its behalf by his/her/their self as such TRUSTEE.

Witness my hand, at office, this 4th day of December, 2012.

Notary Public

My Commission Expires: 1/24/16

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY