File Box 8

BILL GARRETT, Davidson County
Trans:T20120097569 DEEDWARR
Recvd: 12/20/12 14:44 2 pgs
Fees:13.00 Taxes:259.00
20121220-0117576

PREPARED BY (AND RETURN TO):

*WILKINS & IVEY*
*Attorneys at Law*
104 Woodmont Blvd., Suite 100
*Nashville, Tennessee 37205*
*Phone (615) 298-3312 - Fax 292-8746*

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:( _____ ) Title No: 52001
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Jason William Clark<br>7245 Highway 70 South, #106<br>Nashville, TN 37221 | Bank of America<br>P.O. Box 961291<br>Fort Worth, Texas 91410-0212 |

**TAX MAP-PARCEL NUMBERS: 142-7-E-106CO**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$70,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, John Armando Clark, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Jason William Clark hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 106 on the Plan of Belle Glen Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, shown as Exhibit "E" to the Master Deed of record in Book 11127, Page 361, amended in Book 11186, Page 935, Book 11156, Page 478 and Book 11210, Page 184, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to John Armando Clark by deed from Sharon Henderson dated March 31, 2004, recorded April 1, 2004 in Instrument No. 20040401-0036712, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate shown as Exhibit "E" to the Master Deed, of record in Book 11127, Page 367, amended in Book 11186, Page 935, Book 11156, Page 478, and Book 11210, Page 184, said Register's Office, to which plan reference is hereby made for a more complete description. All matters shown on the Plan in Book 8250, Page 929, said Register's Office.

**This is improved property, known as: 7245 Highway 70 South Unit # 106, Nashville, Tennessee 37221**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 19th day of December, 2012.

John Armando Clark

12/19/12

**State of** TENNESSEE
**County of** DAVIDSON

On this 19th day of December, 2012 , before me the undersigned authority, personally appeared John Armando Clark , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $70,000.00

Affiant

Sworn and subscribed before me this the 19th day of December, 2012

My Commission Expires: _____ Notary Public

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013