Davidson County	DEEDWARR
Recvd: 01/16/13 13:24	3 pgs
Fees:17.00 Taxes:0.00	
20130116-0005278	

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 7th day of January, 2013 by and between **Robert L. Canter and Ann C. Titus**, hereinafter referred to as GRANTOR, and **Christopher S. Clark, unmarried**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 68, on the Plan of Revision Two, Section Two, Lenox Village, of record in Instrument No. 20030115-0006163, 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 Wendell W. Canter, unmarried, by Warranty Deed, from NVR, Inc., T/A Ryan Homes, a Virginia Corporation, dated November 25, 2003 and recorded December 11, 2003, of record in Instrument 20031211-0177843, Register's Office for Davidson County, Tennessee. Wendell W. Canter died July 31, 2012. See Affidavit of Heirship of record in Instrument no. 20130116-0005276, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 7722 Porter House Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Robert L. Canter

Ann C. Titus

Ann C. Titus

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Robert L. Canter, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this ____ day of January, 2013.

_____
Notary Public

My Commission Expires:_____

INDIVIDUAL
STATE OF Alabama
COUNTY OF Montgomery

Personally appeared before me, a Notary Public of said county and state, Ann C. Titus, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 7th day of January, 2013.

Tararis Marlow
Notary Public

My Commission Expires: 11/30/14

Name and Address of Property Owner:
Christopher S. Clark
7722 Porter House Drive,
Nashville, TN 37211

Send Tax Statements to:
New American Mortgage LLC
841 Seahawk Circle
Virginia Beach, VA 23452

Map & parcel 173-09-0-A-072.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

Note: Transfer Tax for this Conveyance was Paid under 20130116-0005277 RDACTN

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $161,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 7th day of January, 2013.

_____
Notary Public

My Commission Expires: 1-6-14

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
12-1-421

ORT Form 3956 (Rev. 1/22/07)

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE