WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/10/13 15:34 2 pgs
Fees:13.00 Taxes:1268.36
20130410-0035651

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~XXXXXX~~ $342,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel A. Clark and Lindsey G. Clark	Regions Mortgage	142160A06100CO
(NAME)	(NAME)	
701 Dorshire Lane	2050 Parkway Office Cir.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, Patricia G. Wilkerson, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel A. Clark and Lindsey G. Clark, husband and wife**, 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. 61, as shown on the plat of Devon Park Phase II, of record in Book 6250, page 432, in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description of said property.

Being the same property conveyed to Patricia G. Wilkerson by Warranty Deed from Terrell R. Johnson, Joseph T. Hartman, George E. McCarty, William G. Anderson and George J. Egner, Trustees under Declaration of Trust dated 8/1/85 of 8 Penn Center, Philadelphia, PA 19103, dated August 21, 1990 of record in Book 8197, page 167, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 701 Dorshire Lane, Nashville, TN 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 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, has a good right to convey it and the same is 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 our hands this 1st day of April, 2013 ,

Patricia G. Wilkerson

Patricia G. Wilkerson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Patricia G. Wilkerson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **1st** day of April, 2013.

BEVERLY PARHAM
STATE OF TENNESSEE NOTARY PUBLIC
DEARLEY CO. TN.

Beverly Parham
Notary Public

My commission expires: 11-19-14

I, the undersigned, 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.

Janet Gers

State of Tennessee)

County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Janet Gers who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/3/15

Brooke Smith

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON