BILL GARRETT, Davidson County
Trans:T20130036596 DEEDWARR
Recvd: 05/02/13 13:26 2 pgs
Fees:13.00 Taxes:2039.63

20130502-0044388

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $551,250.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2013

Notary Public

MY COMMISSION EXPIRES: 6/21/16
(AFFIX SEAL)

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meredith L. Fidler	Regions Bank	117-04-0E
(NAME)	(NAME)	(MAP)
1807 Rosewood Avenue	2050 Parkway Office Circle RCN 6	001.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37212	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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Ted B. Clark, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Meredith L. Fidler, unmarried and Robert W. Fidler and wife, Dorothy Fidler, as joint tenants with the right of survivorship, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A on the Plan of Wildwood Townhomes, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20061009-0125162, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ted B. Clark, by Special Warranty Deed from Pinnacle National Bank of record at Instrument No. 20090310-0021508, Register's Office for Davidson County, Tennessee, dated February 27, 2009 and recorded on March 10, 2009.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1807 Rosewood Avenue, Nashville, Tennessee 37212

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 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 my/our hand(s) this 30th day of April, 2013.

Ted B. Clark

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Ted B. Clark; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of April, 2013.

Notary Public

My Commission Expires: 7/6/2015

