BILL GARRETT, Davidson County
Trans:T20130064376 DEEDWARR
Recvd: 07/29/13 10:10 2 pgs
Fees:13.00 Taxes:495.80
20130729-0078364

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is 134,000.00

Affiant

Subscribed and sworn to before me, this 17th day of July, 2013.

Notary Public

My commission expires: 8/23/14

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MELISSA A. KOHNE	**AMERIS BANK**	**142050B03100CO**
8300 SAWYER BROWN RD APT E307	**1800 PARKWAY PLACE, SUITE 820**	
NASHVILLE, TN 37221	**MARIETTA, GA 30067**	

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,

CHAD CLARK and WIFE, KRISTIN CLARK

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

MELISSA A. KOHNE, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium, apartment in Davidson County, Tennessee, being Unit No. E307, together with carport designated as E-307C on the Plan of River Plantation, Section III, Condominium Apartments of record in Book 4675, Pages 75, 76 and 77 as amended in Book 4675, Pages 102, 103, 104 and 105, Register's Office for said County which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Chad Clark and wife, Kristin Clark by Warranty Deed from Suzann Streater McCabe Revocable Living Trust, dated 09/30/2009 recorded on 10/05/2009 in Instrument No. 20091005-0092556 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 8300 SAWYER BROWN RD APT E307, NASHVILLE, TN 37221.

CC

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 17th day of July, 2013.

CHAD CLARK

KRISTIN CLARK

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, CHAD CLARK and KRISTIN CLARK, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2013.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY