THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 168,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 2013 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Clark and Sandra Clark	New Owner	
7324 Rolling River Pkwy		141150A03900CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Charles Ehrmann, Jr. and wife, Eileen Ehrmann**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phillip Clark and wife, Sandra Clark**

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. 57 on the Plan of Section I, Rolling River of record in Plat Book 4860, Page 27, 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 Charles Ehrmann, Jr. and spouse, Eileen Ehrmann by Deed from Linda S. Rucki, unmarried of record in Book 10616, page 760, Register's Office for Davidson County, Tennessee, dated 9/19/1997 recorded on 9/22/1997.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **7324 Rolling River Pkwy also known as 7000 Cotton Blossom Ln, Nashville, TN 37221.**

BILL GARRETT, Davidson County
Trans:T20130086022 DEEDWARR
Recvd: 10/04/13 11:53 2 pgs
Fees:13.00 Taxes:621.60
20131004-0104514

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 our hands this the 30th day of September, 2013.

Charles Ehrmann Jr. by Julie Johnson, Attorney-in-fact

Charles Ehrmann, Jr., by Julie Johnson, Attorney-in-Fact
Pursuant to Power of Attorney recorded in Instrument No. 20131004-0104512, R.O.D.C., TN

Eileen Ehrmann by Julie Johnson, Attorney-in-fact

Eileen Ehrmann by Julie Johnson, Attorney-in-Fact
Pursuant to Power of Attorney recorded in Instrument No. 20131004-0104513, R.O.D.C., TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Julie Johnson**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Charles Ehrmann, Jr., and wife, Eileen Ehrmann,** and who acknowledged that she executed the same as the free act and deed of **Charles Ehrmann, Jr., and wife, Eileen Ehrmann.** Witness my hand and official seal this 30th day of September, 2013.

My Commission expires: 1-9-16

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN