THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13090096**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $702,000.00 Affiant Subscribed and sworn to before me, this 31st day of October, 2013. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20130094005 DEEDWARR
Recvd: 11/04/13 10:13 2 pgs
Fees:13.00 Taxes:2597.40
20131104-0114126

WARRANTY DEED

Address New Owner: Chad W. Clark and Megan E. Clark 2807 West Linden Ave Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-14-0 115.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew J. Dodd and Laurie Dodd, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chad W. Clark and Megan E. Clark, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly 50 feet of the North half of Lot No. 32 and the Easterly 1 foot of the North half of Lot No. 31 on the Plan of Belair, of record in Plat Book 332, Page 6, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Joel Lyons, married and Nathan W. Lyons, married, as tenants in common to Andrew J. Dodd and Laurie Dodd, Husband and Wife as recorded on the 16th day of October, 2012 in Instrument No. 20121016-0094626 and Warranty Deed from Leslie Powell Meacham, married, and Pamela P. McGrath, aka Pamela Powell Power, married to Joel Lyons, unmarried, and Nathan W. Lyons, unmarried, as tenants in common as recorded on the 23rd day of January, 2012 in Instrument No. 20120123-0006075, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELAIR, as recorded in Plat Book 332, Page(s) 6.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 2807 West Linden Ave Nashville TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of October, 2013.

Andrew J. Dodd

Laurie Dodd by Andrew J. Dodd, her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew J. Dodd, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew J. Dodd, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Laurie Dodd, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 29th day of October, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014