BILL GARRETT, Davidson County
Trans:T20130097168 DEEDWARR
Recvd: 11/14/13 14:04 2 pgs
Fees:13.00 Taxes:1394.90
20131114-0117879

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 377,000.00

Affiant

Subscribed and sworn to before me, this 12th day of November, 2013.

Notary Public

My commission expires: 07/03/17

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JESSICA BALDWIN	New Owner	**09115028300**
303 49TH AVE NORTH		
NASHVILLE, TN 37209		

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,

REED E. CLARK and JESSICA L. CLARK, HUSBAND AND WIFE

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

JESSICA BALDWIN, AN UNMARRIED WOMAN

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 the northerly 60 feet of the easterly 100 feet of the southerly one-half of Block No. 35 on the Plan of Charlotte Park Company's First Addition, which plan is of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee, said part of Block No. 35 described as follows:

Beginning at a point in the Westerly margin of 49th Avenue North, formerly Eight Street which is 120 feet north of the northerly margin of Nevada, formerly Third Avenue, and running thence northwardly with the westerly margin of 49th Avenue 60 feet to the southerly margin of an alley; thence westerly with the southerly margin of said alley 100 feet to a dead line; thence southerly 60 feet to a point 120 feet north of the northerly margin of Nevada Avenue; thence eastwardly 100 feet to the point of beginning in the westerly margin of 49th Avenue North.

BEING THE SAME PROPERTY CONVEYED TO REED E. CLARK AND JESSICA L. CLARK BY WARRANTY DEED FROM ROBBY L. HICKS, DATED 11/17/2011 RECORDED ON 11/21/2011 IN INSTRUMENT NO. 20111121-0090914 SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO ROBBY L. HICKS BY CORRECTIVE QUITCLAIM DEED FROM MARY F. HICKS, DATED 11/09/2011 RECORDED ON 11/21/2011 IN INSTRUMENT NO. 20111121-0090913 SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO ROBBY HICKS BY QUITCLAIM DEED FROM MARY HICKS, DATED 06/24/2006 RECORDED ON 07/10/2006 IN INSTRUMENT NO.

20060710-0082416, RE-RECORDED IN INSTRUMENT NO. 20060921-0117183, 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 303 49TH AVE NORTH, NASHVILLE, TN 37209.

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 12th day of November, 2013.

REED E. CLARK

Jessica L. Clark by Reed E. Clark her attorney in fact
JESSICA L. CLARK
BY: REED E. CLARK
HER ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, REED E. CLARK as an Individual and as attorney in fact for JESSICA L. 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 12th day of November, 2013.

Notary Public

My Commission Expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY