THIS INSTRUMENT PREPARED BY:
Sharon Potter, Attorney at Law
Frantz, McConnell & Seymour, LLP
550 W. Main Street, Suite 500
Knoxville, TN 37902

Owner/Responsible Tax Payer:
Capital Bank & Trust Company
1820 West End Avenue
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20140012886 DEEDWARR
Recvd: 02/25/14 08:44 2 pgs
Fees:12.00 Taxes:0.00
20140225-0015852

Parcel ID#: 173-09-0A-240.00

WARRANTY DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, together with other good and valuable consideration not herein mentioned, receipt of all of which is hereby acknowledged, I, **JESSICA A. CLARK**, formerly JESSICA A. KNAPPLE, have this day bargained and sold and by these presents do hereby bargain, sell, transfer and convey unto **BRIAN K. CLARK and JESSICA A. CLARK**, Trustees of ***The Clark Family Revocable Trust***, u/a/d November 27, 2013, their successors, assigns and representatives, the following described property, lying in Davidson County, Tennessee, bounded and more particularly described as follows:

BEING Lot No. 181 on the Plan of Lenox Village, Revision to Lots 177 through 188, Phase E, a Planned Unit Development, as of record in Instrument No. 20040726-0088981, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

This conveyance is subject to Master Deed Restrictions, of record in Instrument No. 20020315-0032825; Declaration of Charter, Easements, Covenants and Restrictions and By-Laws in Instrument No. 20020315-0032826, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantor(s) herein.

This conveyance is subject to a Deed of Trust of record as Instrument No. 20040901-0106068, in the Register's Office for Davidson County, Tennessee, securing an original indebtedness owed to Capital Bank & Trust Company.

Being the same property conveyed to Jessica A. Knapple by virtue of a deed from Signature Properties, LLC, a Tennessee limited liability company, dated August 27, 2004, of record as Instrument No. 20040901-0106066, in the Register's Office for Davidson County, Tennessee.

This conveyance is exempt from the transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(F).

TO HAVE AND TO HOLD the above described property to the Grantees herein, their successors and assigns, in fee simple, forever.

I covenant with the Grantees herein that I am lawfully seized and possessed of said real estate; that I have a good and lawful right to convey the same; that it is free and unencumbered, with the exception of the above-described mortgage; and that I will forever warrant and defend the title thereto against the lawful claims of any and all persons whomsoever, and I bind my successors by the above covenants.

I, **BRIAN K. CLARK**, spouse of **JESSICA A. CLARK**, join in the execution of this Deed for the purpose of relinquishing and transferring any interest in and to said property.

WITNESS our hands on this the 13th day of January, 2014.

Jessica A. Clark
JESSICA A. CLARK

B K Clark
BRIAN K. CLARK

STATE OF TENNESSEE)
COUNTY OF KNOX)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **JESSICA A. CLARK**, formerly JESSICA A. KNAPPLE, and husband, **BRIAN K. CLARK**, the within named bargainors with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within and foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS my hand on the 13th day of January, 2014

My Commission Expires: 1-27-15

Sharon Potter
NOTARY PUBLIC

SHARON POTTER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

This instrument was prepared at the specific request of the parties to this instrument, based solely upon information supplied by one or more of the parties, and without examination of title or being furnished a survey. The preparer makes no representations or warranties as to the accuracy of the description or the status of the title to the property. The preparer of this instrument assumes no liability for any errors, inaccuracies, or omissions in this instrument resulting from the information provided, and the parties hereto signify their assent to this disclaimer by the execution and the acceptance of this instrument.

STATE OF TENNESSEE)
COUNTY OF KNOX)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ -0-, which amount is equal to or greater than the amount which property transferred would command at a fair voluntary sale.

Tax Paid $_____

Sharon Potter
Affiant

Subscribed and sworn to before me this 13th day of January, 2014.

My Commission Expires: 7-7-2015

Erin Luptak
Notary Public

ERIN LUPTAK
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

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