WARRANTY DEED

RETURN TO:
[illegible] ESCROW CORP
5107 [illegible] WAY
STE. 115
BRENTWOOD, TN 37027

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2014.

Janice H. Collins
Notary Public

MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keri Thoma	Pinnacle Bank ~~Same as new owner~~	131-02-0G-001.00-CO
(NAME) 2227 Warfield Lane	(NAME) 150 3rd Ave S, Ste. 900	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37201	
(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, KENNETH J. CLARY AND GORDENA FRANCES CLARY, CO-TRUSTEES OF THE KENNETH J. CLARY REVOCABLE LIVING TRUST U/A DATED FEBRUARY 4, 2010, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KERI THOMA, A MARRIED WOMAN AND HUSBAND, KEITH M. THOMA, 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 Unit No. 1A, on the Horizontal Property Regime for Warfield Commons, as recorded in the Master Deed of record in Instrument No. 20070327-0036581 and amended in Instrument No. 20080514-0049479, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to KENNETH J. CLARY AND GORDENA FRANCES CLARY, CO-TRUSTEES OF THE KENNETH J. CLARY REVOCABLE LIVING TRUST U/A DATED FEBRUARY 4, 2010, by deed from KENNETH CLARY AND GORDENA FRANCE CLARY, TRUSTEES OF THE CLARY FAMILY TRUST DATED JUNE 10, 1998, of record in Instrument No. 20110208-0010925, dated January 31, 2011, said Register's Office.

This conveyance is subject to: 2014 property taxes which are a lien but not yet due and payable; all matters appearing on the Horizontal Property Regime for Warfield Commons, as recorded in the Master Deed of record in Instrument No. 20070327-0036581 and amended in Instrument No. 20080514-0049479, Register's Office for Davidson County, Tennessee; and any and all restrictions and easements of record.

BILL GARRETT, Davidson County
Trans:T20140066131 DEEDWARR
Recvd: 09/05/14 10:10 2 pgs
Fees:13.00 Taxes:2127.50

20140905-0081364

unimproved ☐

This is improved ☒ property, known as 2227 Warfield Lane, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 29th day of August, 2014.

Kenneth J Clary

Kenneth J Clary, individually

Kenneth J. Clary TTE

Kenneth J. Clary, Trustee of the Kenneth J. Clary Revocable Living Trust u/a/d February 4, 2010

Gordena Frances Clary

Gordena Frances Clary, individually

Gordena Frances Clary TTE

Gordena Frances Clary, Trustee of the Kenneth J. Clary Revocable Living Trust u/a/d February 4, 2010

STATE OF ~~TENNESSEE~~ FLORIDA)
COUNTY OF ~~DAVIDSON~~ SARASOTA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth J. Clary and wife, Gordena Frances Clary, Kenneth J. Clary and Gordena Frances Clary, Co-Trustees of the Kenneth J. Clary Revocable Living Trust u/a/d February 4, 2010, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at SARASOTA, FL, this 26th day of August, August 2014

Valarie E. Dixon

Notary Public

My Commission Expires:

VALARIE E. DIXON
Notary Public - State of Florida
My Comm. Expires Oct 3, 2014
Commission # EE 25289