ADDRESS NEW OWNER:
Robert Bradley Funk
Tiffany A. Dunn
1127-A Glendale Lane
Nashville, TN 37204

SEND TAX BILL TO:
New Owner

BILL GARRETT, Davidson County
Trans:T20150023271 DEEDWARR
Recvd: 03/31/15 08:26 2 pgs
Fees:13.00 Taxes:3635.25
20150331-0027485

MAP & PARCEL NOS.:
131080K00100CO

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Craig A. Clark and Amy Powell Clark FKA Amy M. Powell, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Robert Bradley Funk and Tiffany A. Dunn** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A of Tudors of Woodward Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Tudors of Woodward Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20071030-0127825, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Tudors of Woodward Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument NO. 20071030-0127825, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Craig A. Clark and Amy M. Powell, as joint tenants with the right of survivorship and not as tenants in common, from Handcrafted Homes, LLC, and Jonathan Watkins by Warranty Deed recorded on February 1, 2008, in Instrument No. 20080201-0010857, Register's Office for Davidson County, Tennessee. The said Craig A. Clark and Amy M. Powell have since married each other. Amy M. Powell is now known as Amy M. Powell Clark.

This is property with a common address of **1127-A Glendale Lane, Nashville, TN 37204**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1)Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 547, Page 128 (original plat), Register's Office for Davidson County, Tennessee; (3) Declaration of Covenants, Conditions and Restrictions for Tudors of Woodward Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument NO. 20071030-0127825, Register's Office for Davidson County, Tennessee; (4) Charter for the Tudors of Woodward Townhomes Corporation of record in Instrument NO. 20081030-0009537, said Register's Office; (5) Sewer and/or Storm Drainage Easement in Book 4298, Page 443, said Register's Office;

Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 24th day of March, 2015.

Craig A. Clark

Amy Powell Clark FKA Amy M. Powell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Craig A. Clark and Amy Powell Clark FKA Amy M. Powell, husband and wife** , with whom I am personally acquainted, or who 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 office this 24th day of **March 2015.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1503-039

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $982,500.00.

Affiant

Subscribed and sworn before me this 24th day of March, 2015.

Tracy Perry
Notary Public
My Commission Expires: 1-8-19

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019