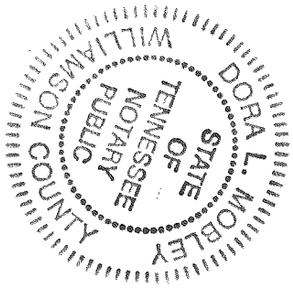
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Ashley Reiss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 6-5-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sean F. Milam	Regions Bank dba Regions Mortgage (NAME)	126 16 0A 354.00
(NAME)	2050 Parkway Office Circle	
7104 Riverfront Dr	(ADDRESS)	
(ADDRESS)	Birmingham, AL 35244	
Nashville, TN 37221	(CITY) (STATE) (ZIP)	
(CITY) (STATE) (ZIP)		

For and in consideration of the sum of Two Hundred Twenty-Eight Thousand And No/100 Dollars ($228,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Charles D. Clarke and Amanda Clarke, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sean F. Milam, an unmarried man**, 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:

Being Lot Number 426 on the Plan of Final Plat Riverwalk Phase 2B as shown on plat of record in Instrument Number 20041020-0126319, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charles D. Clarke and wife, Amanda McDaniel by Warranty Deed from Jonathan Matlock and wife, Cynthia Matlock, dated June 9, 2008 and recorded June 18, 2008 as Instrument No. 20080618-0062800, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7104 Riverfront Dr, Nashville, TN 37221

File Number: GRN-152090

Davidson County DEEDWARR
Recvd: 05/21/15 15:19 3 pgs
Fees:18.00 Taxes:843.60
20150521-0047200

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, has 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 21st day of May, 2015.

Charles D. Clarke

Amanda Clarke

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Charles D. Clarke and Amanda Clarke, husband and wifethe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of May, 2015.

Notary Public

My Commission Expires:

(SEAL)

J WAYNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 6, 2017

File Number: GRN-152090

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY