BILL GARRETT, Davidson County
Trans:T20150078393 DEEDWARR
Recvd: 09/15/15 13:50 2 pgs
Fees:12.00 Taxes:0.00
20150915-0093604

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THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Sarah Rosensteen
Competitive Title Agency, Inc.
316 Main Street, 2nd Floor
Reisterstown, MD 21136
Phone 410-517-0750 Fax 410-517-0751
File No. TN-00301

Property Address:
900 Dove Ridge Circle, Nashville, TN 37221 —Above This Line Reserved For Official Use Only—

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Christopher Leard Clark**, Sole Owner , hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **Christopher Leard Clark and Cheryl Clark**, Husband and Wife, Joint Tenants with the Common Law Right of Survivorship, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 53 ON THE FINAL PLAT OF SECTION SIX (6), POPLAR RIDGE, A PLANNED UNIT DEVELOPMENT OF RECORD AND PLAT BOOK OF 9700, PAGE 571, R.O.D.C. REGISTER'S OFFICE FOR SAID COUNTY IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME LOT OR PARCEL OF LAND CONVEYED BY DEED DATED 05/20/2003 AND RECORDED 05/21/2003 AMONG THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE IN INSTRUMENT NO. 20030521-0069712 FROM AMY LOUISE CLARK UNTO CHRISTOPHER LEARD CLARK, THE WITHIN NAMED GRANTOR.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a quitclaim deed from Amy Louise Clark, dated May 20, 2003, and recorded May 21, 2003, in the Register of Deeds for the County of Davidson, as Document No. 20030521-0069712.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2015 shall be [ ] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [X] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 9th day of September, 2015.

Christopher Leard Clark {Seal}

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of September, 2015, before me the undersigned officer, personally appeared Christopher Leard Clark, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission expires: 10-18-15

Grantor's Name, Address, Phone:
Christopher Leard Clark
900 Dove Ridge Circle
Nashville, TN 37221
615-424-3449

Grantees' Name, Address, Phone:
Christopher Leard Clark and Cheryl Clark
900 Dove Ridge Circle
Nashville, TN 37221
615-424-3449

SEND TAX STATEMENTS TO THE GRANTEE.