WARRANTY DEED

Mail to:

BANKERS TITLE
2 Cadillac Drive
Brentwood, Tennessee 37027

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2015

Notary Public

MY COMMISSION EXPIRES: 8-17-19

(AFFIX SEAL)

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gregory H Clark Shannon B Clark	Mortgage Investors Group	173-08-0-A-127.00 CO
(NAME)	(NAME)	
3077 Bluffhollow Gap	8320 East Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20150091481 DEEDWARR
Recvd: 10/27/15 13:15 2 pgs
Fees: 13.00 Taxes: 850.63

20151027-0109278

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Allyn Demetra Mamalakis,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **Gregory H Clark and Shannon B Clark, husband and wife,** 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 Lot No. 109 on the Final Plat of Deer Valley, Cluster Lot Subdivision, a Planned Unit Development Section Four of record in Instrument No. 20061012-0126729, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Allyn Demetra Mamalakis by deed of record in Instrument 20140711-0061318, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 3077 Bluffhollow Gap, Cane Ridge, TN 37013
(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 my/our hands this 23rd day of October, 2015.

Allyn Demetra Mamalakis

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Allyn Demetra Mamalakis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 23rd day of October, 2015.

Notary Public Sondra Reece
My Commission Expires: 3/1/2016

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File No.: 20322