RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File #01288-28849

WARRANTY DEED

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

R-KW-15-108-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/30/16 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Philip Wade Clark	New Owner	
(NAME)	(NAME)	
108 Northcrest Commons Circle		**147-12-0A-108.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-5465		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **APRIL LEIGH COLLINS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PHILIP WADE CLARK, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 108 on the Plan of Northcrest, Phases One & Two, a Private Element Horizontal Property Regime, as shown in Exhibit "A" of the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20040615-0070835, as amended in Instrument No. 20040722-0087737, Instrument No. 20050228-0021538, Instrument No. 20060628-0077585 and Instrument No. 20121113-0104425, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, as amended, reference to which is hereby made for more complete details of said Unit and the Condominium, the rights and obligation of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to April L. Wortham, a single woman by Warranty deed from Gallardia Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20061208-0152164 Register's Office for Davidson County, Tennessee, dated December 07, 2006 and recorded on December 08, 2006. April L. Wortham having since married and now being known as April Leigh Collins.

The above-described property has never been the marital residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Covenants, Conditions and Restrictions of record in Instrument Number 20040615-0070835, as amended in Instrument No. 20040722-0087737, Instrument No. 20050228-0021538, Instrument No. 20060628-0077585 and Instrument No. 20121113-0104425, Register's Office for Davidson County, Tennessee.
- By-Laws of Northcrest Commons Homeowners Association, Inc. of record in Instrument No. 20040615-0070834, in the Register's Office for Davidson County, Tennessee.
- Plan attached as Exhibit "A" to the Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Northcrest Commons Homeowners Association, Inc., of record in Instrument No. 20060628-0077585, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **108 Northcrest Commons Circle, Nashville, Tennessee 37211-5465.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150104003 DEEDWARR
Recvd: 12/09/15 11:09 2 pgs
Fees:13.00 Taxes:673.40

20151209-0123928

Witness my/our hand(s) this the 2nd DAY OF DECEMBER, 2015.

April Leigh Collins by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of APRIL LEIGH COLLINS, and who acknowledged he/she/they executed the same as the free act and deed of the said APRIL LEIGH COLLINS.

Witness my hand and official seal, this the 2nd of December, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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Nashville, TN 37212