BILL GARRETT, Davidson County
Trans:T20160008164 DEEDWARR
Recvd: 02/01/16 08:42 2 pgs
Fees:13.00 Taxes:510.60

20160201-0009131

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
615.414.1368 fax 615.915.4994

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $138,000.00.

Affiant

Subscribed and sworn to before me, this 27TH day of JANUARY, 2016.

Notary Public
My commission expires: 6/18/19

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES JUNE 18, 2019

Address of New Owner:	Send Tax Bills to:	Tax Information
SHAVARIOS SYKES 1925 PORT JAMES CIRCLE ANTIOCH, TN 37013	Regions Bank dba Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	165090A01700CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KIRK W. CLARK, UNMARRIED,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **SHAVARIOS SYKES, UNMARRIED,** hereinafter called the Grantees, their successors 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. 53 ON THE PLAN OF LAKEWOOD VILLAGE, SECTION ONE, OF RECORD IN PLAT BOOK 9700, PAGE 555, AND BOUNDARY PLAT OF RECORD IN BOOK 9700, PAGE 464, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO KIRK W. CLARK, UNMARRIED, BY CASH DEED FOR TENNESSEE FROM SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C. DATED OCTOBER 24, 2011 OF RECORD IN INSTRUMENT NO. 20111103-0085837, DAVIDSON COUNTY REGISTER OF DEEDS.

This property is improved property known as 1925 PORT JAMES CIRCLE, ANTIOCH, TN 37013.

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, her heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27th day of January, 2016.

KIRK W. CLARK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, KIRK W. CLARK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 27TH day of JANUARY, 2016.

BRIAN PAYNE, Notary Public

My Commission expires: 11/04/18 (seal)

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY