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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16016376** BILL GARRETT, Davidson County Trans:T20160014445 DEEDWARR Recvd: 02/22/16 13:45 2 pgs Fees:13.00 Taxes:4255.00 20160222-0016726	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00. April O. Wilderman Affiant Subscribed and sworn to before me, this 12th day of February, 2016. Notary Public My Commission Expires: 4/1/2017 KATHRYN WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

Address New Owner: Melia O Clark and Michael W Clark, and Norma B Oakes 12 BRECKENRIDGE Nashville TN 37215-5833	Send Tax Bills To: ~~New Owner~~ CitiBank 1000 Technology Drive O'Fallon, MO 63368	Tax Information: Tax Parcel ID No. 158040A09700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brenda L. Hamburg, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melia O Clark and Michael W Clark, husband and wife and Norma B Oakes, as joint tenants with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 38, on the Plan of Revised Section Two, Otter Wood, of record in Book 6900, Pages 598-602, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Frank S. Irvin and wife, Grace S. Irvin to William J. Hamburg, as recorded on the 5th day of April, 1995 in Deed Book 9637, Page 774 and Quitclaim Deed from William J. Hamburg, a married man to Brenda L. Hamburg, as recorded on the 9th day of April, 2007 in Instrument No. 20070409-0042050, in the Register's Office of Davidson County, Tennessee.

William J. Hamburg joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF REVISED SECTION TWO, OTTER WOOD, as recorded in Plat Book 6900, Page(s) 598-602.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions and Restrictions recorded in Book 7260, Page 483, amended in Book 8762, Page 199.
Terms and provisions of by-Laws of Otter Wood Homeowners' Association recorded in Book 7260, Page 505.

Charter of Otterwood Homeowners Association, Inc. recorded in Book 7292, Page 315.

Deed of Conveyance recorded in Book 9903, Page 850, Book 10641, Page 951 and Instrument No. 20060501-0049252.

Easement recorded in Book 2248, Page 618, Book 2271, Page 196, Book 2249, Page 86, Book 7667, Page 218, Book 7474, Page 695, Book 8204, Page 243, Book 8204, Page 251, Book 8204, Page 256 and Book 8204, Page 239.

This is improved property located at 12 BRECKENRIDGE Nashville TN 37215-5833

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of February, 2016.

Brenda L. Hamburg

William J. Hamburg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brenda L. Hamburg and William J. Hamburg, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of February, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018