WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 20, 2018

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy J. Davis		
(NAME)	(NAME)	
9207 Stoney Mountain Dr	New Owner	131-6-G/712 CO
(ADDRESS)	(ADDRESS)	
Chattanooga, TN 37421		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **R. KENT CLARK AND DEBRA S. CLARK TRUSTEES UNDER THE R. KENT CLARK LIVING TRUST DATED 10/18/2007 AND DEBRA S. CLARK AND R. KENT CLARK, TRUSTEES UNDER THE DEBRA S. CLARK LIVING TRUST DATED 10/18/2007**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDY J. DAVIS, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium apartment in Davidson County, Tennessee, being Unit No. 712 on the Plan of Burton Hills Village of Ashlawn, a horizontal property regime, pursuant to the Tennessee Horizontal Property Act, as shown on the Plan in Exhibit B to the Master Deed of record in Book 7076, page 696 and amended in Book 7308, page 859, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to R. Kent Clark and Debra S. Clark Trustees under the R. Kent Clark Living Trust Dated 10/18/2007 and Debra S. Clark and R. Kent Clark, Trustees under the Debra S. Clark Living Trust dated 10/18/2007, by deed from Rose Ann Hall, now known as Rose Ann Morrison, married, of record in Instrument No. 20100913-0072608, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Book 6250, page 978 and Book 6900, page 304, said Register's Office; restrictive covenants of record in Book 6517, page 522, Book 6691, page 593, Book 6778, page 536 and Book 6911, page 120, said Register's Office; and Master Deed and Bylaws of record in Book 7076, page 696 and Book 7308, page 859, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20160056023 DEEDWARR
Recvd: 06/30/16 14:07 3 pgs
Fees:18.00 Taxes:1036.00
20160630-0067068

unimproved
This is improved x property, known as 712 Arkland Place, Nashville, TN 37215

(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 we do covenant with the said GRANTEES 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 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 28 day of June, 2016

THE R. KENT CLARK LIVING TRUST DATED 10/18/2007 AND THE DEBRA S. CLARK LIVING TRUST DATED 10/18/2007

BY: _____

R. KENT CLARK, TRUSTEE

BY: Debra S Clark

DEBRA S. CLARK, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, R. Kent Clark and Debra S. Clark, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees under the R. Kent Clark Living Trust Dated 10/18/2007 and under the Debra S. Clark Living Trust dated 10/18/2007, and who further acknowledged that they are authorized by said Trust Agreements to execute the within instrument as Trustees of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 28 day of June, 2016.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires MAR 7, 2017

Notary Public