WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160071593 DEEDWARR
Recvd: 08/17/16 13:39 3 pgs
Fees:18.00 Taxes:1295.00
20160817-0085946

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00

Brian Gainous
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August, 2016.

Elizabeth Amick
Notary Public

MY COMMISSION EXPIRES: 3-3-2020
(AFFIX SEAL)

ELIZABETH AMICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2020

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400 Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Brian Gainous	New Owner	61-3 171
(NAME) PO Box 208	(NAME)	
(ADDRESS) Goodlettsville TN 37070	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Ricky L. Clark and Judy A. Clark husband and wife ("the Grantors")

hereinafter referred to as Grantor, by these presents does hereby remise, release and convey unto

Brian Gainous ("the Grantee")

hereinafter referred to as Grantee, all of their right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

See attached Exhibit "A"

This is property known as 5033 Inglewood Ct., Nashville, Tennessee 37216

THIS DEED WAS PREPARED WITH INFORMATION PROVIDED BY THE PARTIES

Witness our hands on 17th day of August 2016.

Ricky L. Clark 8/17/2016
Ricky L. Clark

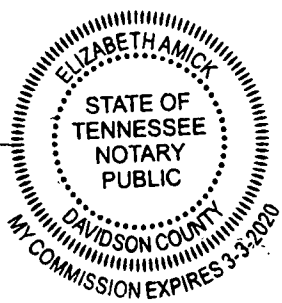
Judy A. Clark 8/17/2016
Judy A. Clark

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Ricky L. Clark with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument (DEED) for the purposes therein contained

Witness my hand and official seal at 5033 Inglewood Ct, Tennessee, this 17th day of August, 2016.

Elizabeth Amick
Notary Public
Commission Expires: 3-3-2020



STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Judy A. Clark with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument (DEED) for the purposes therein contained

Witness my hand and official seal at 5033 Inglewood Ct, Tennessee, this 17th day of August, 2016.

Elizabeth Amick
Notary Public
Commission Expires: 3-3-2020

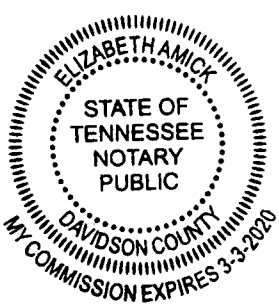


EXHIBIT A

Land in Davidson County, Tennessee and more particularly described as follows:

TRACT I:
Lot 57 on the Plan of Inglewood Heights Subdivision, as of record in Book 1424, Page 85. Register's Office for Davidson County, Tennessee.

SAid Lot 57 fronts 75 feet on the easterly side of Inglewood Court and runs back 161.05 feet on the southerly line and 155.8 feet on the northerly line to a dead line in the rear, measuring 75.1 feet thereon.

TRACT II:
Being the southerly 5 feet of Lot 56 on the Plan of Inglewood Heights Subdivision of the A.J. Coleman Property, as of record in Book 1424, Page 85, Register's Office for Davidson County, Tennessee, described according to a survey made by Z.J. Wilkinson, Surveyor, July 12, 1954, as follows:

Beginning on the easterly margin of Inglewood Court at the corner of Lots 56 and 57; thence with the line between said two lots eastwardly 155.8 feet to the westerly line of Lot 51; thence with the line between said lots 51 and 56 northwardly 5 feet to an iron pin; thence westwardly 155.5 feet to an iron pin set in the drive in the easterly margin of Inglewood Court; thence with same southwardly 5 feet to the beginning.

Being the same property conveyed to Ricky L. Clark, by deed from William Van Sanders, of record Book 6776, Page 392 and Book 6491, Page 825, Register's Office for Davidson County, Tennessee.

Judy A. Clark, spouse of Ricky L. Clark, joins in this conveyance for the express purpose of relinquishing all marital rights she may have in subject property.

JAC 8/17/2016 RLC 8/17/16