This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 162134TN

Davidson County DEEDWARR
Recvd: 10/27/16 09:05 3 pgs
Fees:18.00 Taxes:684.50
20161027-0113518

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Lateef Fayemi Sulaimon	SSWBC Mortgage Corp.	
2904 Kinwood Drive	9311 San Pedro #100	150-5-5.00
Antioch, TN 37013	San Antonio, TX 78216	

WARRANTY DEED

For and in 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, **Brian D. Clark and Nicole Clark, husband and wife**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Lateef Fayemi Sulaimon and Abimbola R. Fayemi, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 97 on the plan of FOREST VIEW PARK, SECTION I, as shown by plat of record in Book 3700, Page 109-110, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brian D. Clark, unmarried from Larry Southard, a married man by Warranty Deed dated 04/30/2010, filed for record on 05/13/2010 in Instrument No. 20100513-0037021, Register's Office for Davidson County, Tennessee.

****Nicole Clark, spouse of Brian D. Clark, joins in on this conveyance to convey any and all interest, marital or otherwise, that she may have in the above referenced property now or hereafter.**

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 **Brian D. Clark and Nicole Clark** do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Brian D. Clark and Nicole Clark** further covenant and bind their 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.

This is property is known as: **2904 Kinwood Drive, Antioch, TN 37013.**

Executed on this 20th day of October, 2016.

Brian D. Clark
Brian D. Clark

Nicole Clark
Nicole Clark

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, **Brian D. Clark and Nicole Clark**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Witness my hand this 20th day of October, 2016.

Notary Public

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 20 day of October, 2016.

Notary Public

My Commission Expires: 11/6/17

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017