Prepared By:
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Davidson County DEEDWARRSP
Recvd: 12/15/16 11:24 7 pgs
Fees:37.00 Taxes:0.00
20161215-0131618

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
W. Scott Clark and Nancy E. Clark, Trustees 3804 Whitland Avenue Nashville, TN 37205	NO CHANGE FROM EXISTING ADDRESSEE	14-9 169.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, W. Scott Clark and wife, Nancy E. Clark, owning the below mentioned real property as tenants by the entirety, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey that certain real property located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto to W. Scott Clark and Nancy E. Clark, Trustees of the Clark Trust dated November 23 2016, said Trustees hereinafter collectively called the GRANTEES.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever.

GRANTORS covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for general or special taxes and assessments required to be paid in the year 2016 and subsequent years, and subject to all other matters of record.

Tennessee Certification of Electronic Document

I, Nikita Williamson, 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.

Nikita Williamson
Signature

State of Kansas
County of Johnson

Personally appeared before me, Sarah K Hazelitt, a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.
Notary's Name

*Nikita Williamson

Sarah K Hazelitt
Notary Signature

NOTARY PUBLIC - State of Kansas
SARAH K. HAZELITT
My Appt. Exp. Feb. 25, 2020

MY COMMISSION EXPIRES: 2-25-2020

NOTARY'S SEAL

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

GRANTORS further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to the GRANTEES, their successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTORS, but not otherwise.

GRANTORS and GRANTEES acknowledge and agree that Tenn. Code Ann. § 35-15-510 shall apply to the real property conveyed by this Special Warranty Deed and all proceeds related to such real property.

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

(Signatures on Following Page)

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Witness the execution of this Deed by the undersigned as of this the 23 day of November, 2016.

GRANTORS:

W. Scott Clark

Nancy E. Clark

GRANTEES:

W. Scott Clark, Trustee of the Clark Trust
dated November 23, 2016

Nancy E. Clark, Trustee of the Clark Trust
dated November 23, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared W. Scott Clark and Nancy E. Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in DAVIDSON, Tennessee, this the 23 day of NOVEMBER 2016.

Ryan Breegle
Notary Public

My Commission Expires: 01.06.20

RYAN BREEGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared W. Scott Clark and Nancy E. Clark, Trustees of the Clark Trust dated NOV 23, 2016, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained by signing their names as Trustees on behalf of the Trust.

WITNESS my hand and seal, at office in DAVIDSON, Tennessee, this the 23 day of NOVEMBER 2016.

Ryan Breegle
Notary Public

My Commission Expires: 01.06.20

RYAN BREEGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00. The trust named herein is a revocable trust. No transfer tax is payable pursuant to Tenn. Code Ann. Sec. 67-4-409(3)(F).

Affiant

Sworn to and subscribed before me this 23 day of NOVEMBER, 2016.

Notary Public

My Commission Expires: 01.06.20

RYAN BREEGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, described as follows, to-wit:

BEING the westerly 50 feet of Lot No. 16 and the easterly 15 feet of Lot No. 15 in Block "D" Whitland Realty Company's Plan as of record in Book 332, Page 141, Register's Office for Davidson County, Tennessee.

SAID parts of said lots front together 65 feet on the northerly side of Whitland Avenue and extend back between parallel lines 200 feet to a line.

TOGETHER with all their right, title and interest in and to the gravel driveway adjacent to the above described premises on the westerly side thereof, which has been used as a common driveway for the premises herein conveyed and the adjoining premises, as described in the decree of the Chancery Court of Davidson County, Tennessee, of record in Book 5377, Page 266, said Register's Office, but without warranties as to said driveway.

BEING the same property conveyed to W. Scott Clark and wife, Nancy E. Clark, by Warranty Deed of record as Instrument 20120120-0005703, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3804 Whitland Avenue, Nashville, Tennessee 37205.