This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

BILL GARRETT, Davidson County
Trans: T20170022316 DEEDWARR
Recvd: 03/16/17 09:13 3 pgs
Fees: 17.00 Taxes: 0.00
20170316-0025573

New Owner:	**Send Tax Bill:**	**Map/Parcel**
JEFFREY B. CLARK JANET E. CLARK 5532 Hillview Drive Brentwood, Tennessee 37027	SAME	Map: 104-07-0 Parcel: 518.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

Sworn to and subscribed before me this 10 day of March, 2017.

Notary Public

My Commission Expires:

JILL NAPIER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 7, 2019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, other good and valuable consideration, and for the express purpose of creating tenancy by the entirety, I, JEFFREY B. CLARK, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to JEFFREY B. CLARK and JANET E. CLARK, husband and wife.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, I covenant I am awfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

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.

WITNESS MY HAND this 10 day of March, 2017.

JEFFREY B. CLARK

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEFFREY B. CLARK, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 10 day of March, 2017.

NOTARY PUBLIC

JILL NAPIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 7, 2019

My Commission Expires:

Exhibit A

Property Description

Said property is described to wit:

Being certain real estate in Davidson County, Tennessee, located at 2133 Belcourt Avenue, and being the west 50' of lot no. 6 and the east 10' of lot no. 7 of the Edward C. Scruggs subdivision of James Read and Burch Orchard tracts of record in Book 57, Page 114, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JEFFREY B. CLARK, by Warranty Deed of record from DUNKLIN C. BOWMAN, a single man, in Book 8497, page 784, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility sewer, drainage and other easements of record, (3) all subdivisions/condominium assessments, covenants, bylaws restrictions, declarations and easements of record (4) building restrictions, and (5) other matters of public record, including a deed of trust from JEFFREY B. CLARK and wife, JANET ESTES CLARK, to GEORGE E. MUDTER Trustee dated November 24, 1980, and of record in Book 5684 Page 345, Register's Office for Davidson County, Tennessee.

This is improved property known as **2133 Belcourt Ave., S. Nashville, TN 37212**.