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:T20170022320 DEEDWARR
Recvd: 03/16/17 09:17 3 pgs
Fees:17.00 Taxes:0.00
20170316-0025578

New Owner:	**Send Tax Bill:**	**Map/Parcel**
JEFFREY B. CLARK	SAME	Map: 142-5A-A-01
JANET E. CLARK		Parcel: 31
5532 Hillview Drive		9D-64810
Brentwood, Tennessee 37027		

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. 1, 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, 2018

My Commission Expires:

Exhibit A

Property Description

Said property is described to wit:

Being No. W-1, together with the Carport designated No. W-1-C, in River Plantation, Section Two, a Condominium, a Horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations,Section Two, Condominium Apartments, recorded in Book 4460, pages 136 and 137, Register's Office for said County, and described in a Master Deed of record in Book 4661, page 374, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation Section Two, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4661, page 374, said By-Laws amended in Book 4691, page 906, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

PROPERTY DESCRIPTION LANGUAGE FOUND IN THIS DEED IS VERBATIM FROM PREVIOUSLY RECORDED DEEDS.

Being the same property conveyed to JEFFREY B. CLARK by Affidavit As to Heirs, as executed by Craig Johnson, of record in Instrument No. 20100210-0010449, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to VIVIAN B. CLARK, unmarried, by Warranty Deed of record from THIRD NATIONAL BANK, EXECUTOR of the ESTATE of ANNIE FROST HORN, in Book 6764, page 839, 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.

This is improved property known as **617 Plantation Ct. Nashville, TN 37221.**