THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** ~~First Title & Escrow Co., Inc.~~ ~~FTEC File No. 33671.05-2017~~ PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP 2010 WEST END AVE	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $698,500.00. Affiant Subscribed and sworn to before me this 25th day of May, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Glenn Perdue 111 Gilman Ave Nashville, TN 37205	**Send Tax Bills To:** SAME	**Tax Information:** Map and Parcel No.: 130 05 0 060 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pablo B. Clarke a married man, and wife, Aleson Romano Clarke,** who joins in the execution of this instrument for the purpose of conveying any interest she has in the property by virtue of her marriage to Pablo B. Clarke, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Glenn W. Perdue, a single person** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 111 Gilman Ave, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20170045076 DEEDWARR
Recvd: 05/26/17 12:38 3 pgs
Fees:18.00 Taxes:2584.45
20170526-0052740

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of May, 2017.

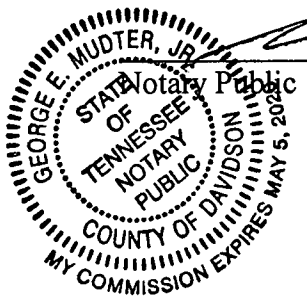
Pablo B. Clarke

Aleson Romano Clarke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Pablo B. Clarke and Aleson Romano Clarke, 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, at office, this 25th day of May, 2017.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson county, Tennessee, being Lot No. 27 Block "G" on the Plan of 2nd Revised Plan of Belle Meade No. 2 Blocks E, F, G, H, and K, as of record in Plat Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Pablo B. Clarke, a married man, by deed dated June 24, 2016 from S. Ruffin Craig and wife Heather B. Craig, of record in Instrument No. 20160624-0064903, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 130 05 0 060 00.
2. All matters appearing on the Plan of record as Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee.