Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170069114 DEEDWARR
Recvd: 08/10/17 09:03 2 pgs
Fees: 13.00 Taxes: 795.13

20170810-0081847

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Annette S. Pilcher	New Owner	142050A13100
(NAME)	(NAME)	
617 Plantation Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey B. Clark and Janet E. Clark, Trustees of The Clark Revocable Living trust u/a/d August 12, 2016**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Annette S. Pilcher, an unmarried woman**, hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, 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.

Being the same property conveyed to Jeffrey B. Clark and Janet E. Clark, Trustees of the Clark Revocable Living Trust, dated August 12, 2016, as tenants by the entireties by Warranty Deed dated 03/10/2017 from Jeffrey B. Clark and Janet E. Clark, husband and wife of record in Instrument 201703160025582, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Plat Book 4460, Page 80, Book 4460, Page 136, and Book 4460, Page 137; (2) Master Deed of record in Book 4661, Page 334; (3) By-Laws of record in Book 4661, Page 353, Master Deed was amended of record in Instrument 201208280077603, said By-Laws were amended of record in Book 4691, Page 906, said By-Laws were amended of record in Book 6354, Page 676, said By-Laws were amended of record in Book 6436, Page 389, said By-Laws were amended of record in Instrument 201208280077595; (4) Easement of record in Instrument 201305170050159; (5) Charter of record in Instrument

201004080026710; (6) Charter of record in Instrument 201108310067570, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 617 Plantation Court, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hands this 8th day of August, 2017.

The Clark Revocable Living Trust u/a/d August 12, 2016 The Clark Revocable Living Trust u/a/d August 12, 2016

Jeffery B. Clark, Trustee

Janet E. Clark, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffery B. Clark and Janet E. Clark, with whom I am personally acquainted and who proved themselves to be the Trustees of The Clark Revocable Living Trust u/a/d August 12, 2016, the bargainor, and who, being authorized to do so, acknowledged they executed the foregoing instrument for the purposes therein contained.

NOTARY PUBLIC

My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129