This Instrument prepared by:
John W. Kelley, Attorney
Nashville, Tennessee

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
171-7-28	Mr/Mrs Gary A. Krull same as below	Noel-Palmer Mortgage Co. Parkway Towers Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 6DU-75890	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 6412 Cloverbrook	LOAN OR ACCOUNT NO. 3566 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantee herein to pay, the principal balance now due, plus future interest, on a certain note, dated April 25, 1974, in the original principal sum of $52,150.00, payable to Commerce Union Bank in monthly installments as set forth therein, and being secured by a deed of trust executed by Jerry T. Clark and wife, to J. G. Palmer, Trustee, as of record in Book 4810, page 448,

JERRY T. CLARK and wife, ELIZABETH E. CLARK

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GARY A. KRULL and wife, CINDY L. KRULL

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 54 on the Plan of Cloverland Acres, Section 2, as of record in Plan Book 4460, page 114.

Said Lot No. 54 which is a corner lot, fronts 134.36 feet on the easterly margin of Cloverbrook Drive and runs 139.51 feet on the southerly margin of Cloverbrook Court, said frontages being joined by a curve having a length of 39.27 feet, and extends back 293.08 feet on the easterly line and 304.05 feet on the southerly line to a point.

Being the same property conveyed to Jerry T. Clark and wife, Elizabeth E. Clark, by deed from Bob Potter Company, a Tennessee corporation, as of record in Book 4810, page 446 and re-recorded in Book 4812, page 151.

This conveyance is subject to restrictions of record in Book 4646, page 464.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as shown above and 1975 taxes which have been prorated and assumed by Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 26TH day of December, 1975.

Jerry T. Clark

Elizabeth E. Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4978 PAGE 264

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF CONNECTICUT
COUNTY OF HARTFORD

Before me, RICHARD A. BAHRE, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

Jerry T. Clark and wife, Elizabeth E. Clark

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Sinsbury, Connecticut this, the 10th day of December, 1975.

My commission expires: RICHARD A. BAHRE, Notary Public MY COMMISSION EXPIRES MARCH 31, 19__

Richard A. Bahre
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $59,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF December 1975

MY COMMISSION EXPIRES: 8/20/78 (AFFIX SEAL)

Notary Public

WARRANTY DEED
JWK:mas

FROM
JERRY T. CLARK AND WIFE

TO
GARY A. KRULL AND WIFE

D 27681

IDENTIF. REFERENCE

DEC 10 1 34 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr., 3rd Natl. Bk. Bldg.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

DEC 10 75 CONV 59,500.00
DEC 10 75 STAX B* 154.70
DEC 10 75 PRFEE B* .50
DEC 10 75 WDEED B* 4.00 * 159.20