WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,396.00

Thomas A Clark III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
613 Potomac Place, Suite #205
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 05/30/02 12:36 2pgs
Fees:13.00 Taxes:319.67
20020530-0065635

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas A. Clark III	Guaranty Trust Company	Map: 162
(NAME) 457 Claircrest Road	(NAME) 640 Broadmor Boulevard, Suite 100	Group: 01-0-B
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro Tennessee 37129	Parcel: 10
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Rachel A. Taylor, An Unmarried Person , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas A. Clark III , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 10, on a Plan of Clairmont Subdivision, Phase I, as shown by plat of record in Plat Book 6050, page 286, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Rachel A. Taylor, An Unmarried Person by deed from Clairmont Investors of record in Deed Book 7823, page 774, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6988, page 536; Deed Book 6988, Page 542 and Deed Book 6988, Page 552, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 8157, Page 218 and Register's Office for said County.

This conveyance is subject to HOA dues, if applicable.

This conveyance is subject to Common Areas of record in Deed Book 7000, Page153, Register's Office for said County.

This conveyance is subject to By-Laws of record in Deed Book 6988, Page 536, Register's Office for said County.

Subject to all matters as set forth per Plat Book 6050, Page 286, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 457 Claircrest Road, Antioch, TN 37013

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 my/our hand(s) this 24th day of May, 2002.

Rachel A. Taylor

Rachel A. Taylor

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Rachel A. Taylor, An Unmarried Person the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5/24/2002

My Commission Expires:

JEREMY GOURLEY NOTARY PUBLIC RUTHERFORD COUNTY TN My Comm. Expires January 28, 2006

Notary Public

File Number2205175

RETURN TO:
Cumberland Title Company
613 Potomac Place, Suite#205
Smyrna, TN 37167