WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Brenda Clampitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2002.

Notary Public

MY COMMISSION EXPIRES: 7-24-02

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/03/02 13:24 2pgs
Fees:13.00 Taxes:469.90

20020603-0066720

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Clampitt	Bankers Mortgage Company	075-12-0-C-11
(NAME) 1009 Thyme Corut	(NAME) 5200 Maryland Way	GSD00399
(ADDRESS) Brentwood, Tennessee 37027	(ADDRESS) Brentwood, TN 37027	
(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, **Premier Real Estate Services, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Clampitt and wife, Brenda Clampitt,** 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:

Land in Davidson County, Tennessee, Being Lot No. 1301 on the plan of the Resubdivision of Phase One, Brookside Park Townhomes, A Horizontal Property Regime with Private Elements of record in Instrument #200001070002402, formerly Lot 401 Brookside Park Townhomes, Phase One, a Horizontal Property Regime with Private Elements of record in Book 11700, page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Premier Real Estate Services, LLC by Warranty Deed dated 2/25/2002 and recorded under Instrument No. 20020313-0031686, Register's Office for Davidson County, Tennessee.

Subject to all matters appearing on plan of record under Instrument No. 200001070002402, said Register's Office.

Charter for HOA of record in Book 11653, page 248, Easement to Metro of record in Book 4126, page 977; Restrictions of record in Book 11653, page 251 and Instrument No. 200007180070532; By-laws of record in Book 11653, page 273, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 755 Tulip Grove Road 1301, Hermitage, TN 37076
(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 our hands this 30th day of May, 2002.

Premier Real Estate Services, LLC

By: _____, Owner
John A. Clampitt, Owner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared John A. Clampitt, Owner, of the within named bargainor, Premier Real Estate Services, LLC, and whose identity was proved to me on the basis of satisfactory evidence, and who, under oath, acknowledge that he executed the foregoing instrument on behalf of and as Owner of Premier Real Estate Services, LLC and did so as his free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL on this the 30th day of May, 2002.

_____
NOTARY PUBLIC

My Commission Expires: 7-20-03

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

File Number: 12205079

RETURN TO:
Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027