WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Brenda K Clampitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF OCTOBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 7-20-03
(AFFIX SEAL)

LORIE ANN BARRON NOTARY PUBLIC MY COMMISSION EXPIRES: 7-20-03 AT LARGE WILLIAMSON COUNTY

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

Davidson County DEEDWARR
Recvd: 10/14/02 14:50 2pgs
Fees:13.00 Taxes:444.00
20021014-0126034

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Clampitt	Bankers Mortgage Company	163-05-0-A-37
(NAME)	(NAME)	
1009 Thyme Ct.	5200 Maryland Way	
(ADDRESS)	(ADDRESS)	
Brentwood, TN. 37027	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, **Tori K. Koenig, a married person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John A. Clampitt and wife, Brenda A. 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. 37 of Hickory Hollow Townhomes (Mill Park) as shown on plan of record in Plat Book 9700, page 686, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tori K. Koenig, a Married person, by Warranty Deed dated 8/18/99 and recorded 8/26/99 in Book 11635, page 849, Register's Office for Davidson County, Tennessee.

Davidson County property taxes for **2002 due and payable in the amount of $1,258.36,** and all subsequent years, a lien, not yet due and payable. (163-05-0-A-37)

Restrictions of record in Book 10719, page 425 and Book 11167, page 757; Master Deed for By-laws of record in Book 10719, page 464; Charter for HOA of record in Book 10719, page 419; Easement of record in Book 11378, page 991 and any and all matters as shown on plat of record in Plat Book 9700, page 686, Register's Office for Davidson County, Tennessee.

J. Alan Koenig, III, spouse of the within named Tori K. Koenig, joins in this conveyance for the sole purpose of conveying any and all right and title he may have in subject property, especially his marital rights, if any.

unimproved ☐

This is improved ☒ property, known as 5170 Hickory Hollow Parkway Condominium 818, 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 10th day of October, 2002.

Tori K. Koenig

J. Alan Koenig, III

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared Tori K. Koenig and husband, J. Alan Koenig, III, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, and who, under oath, acknowledge that they executed the foregoing instrument for the purposes therein contained and did so as their free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL ON this the 10 day of October 2002.

NOTARY PUBLIC

My Comm. Expires: 7-20-03

LORIE ANN BARTON NOTARY PUBLIC MY COMMISSION EXPIRES: 7-20-03 AT LARGE WILLIAMSON COUNTY

File Number: 12209109

RETURN TO:

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