WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/27/02 11:04 2pgs
Fees:13.00 Taxes:1006.40
20021127-0147178

HEATHER LEE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 6-18-05
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobbie K. Clinton and Cindi C. Hughey	1st Trust Bank for Saving	155-08-C-268.00
(NAME)	(NAME)	
6737 Autumnwood Drive	P.O. Box 17257	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Memphis, TN 38187-0257	
(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, **David C. Shaffer and wife, Tamara S. Shaffer**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bobbie K. Clinton, a single person, and Cindi C. Hughey, a single person,** 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. 28 on the Plan of Poplar Creek Estates, Phase IV, as of record in Plat Book 9700, Page 195, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to David C. Shaffer by Warranty deed from Donald W. Johnson of record in Deed Book 10660, page 645 and filed for record on 10/28/97, Register's O ffice f or s aid County.

Subject to all matters as set forth per Plat Book 9700, Page 195, Register's Office of said County.

Restrictive Covenants of record in Deed Book 9472, Page 824, Register's Office of said County.

County Taxes for the year **2002 due and payable in the amount of 2,377.90.** All prior years are paid. All subsequent years a lien, but not yet due and payable. MAP 155.08, GROUP C, PARCEL 268.00.

Easements as shown of record in Book 9700, Page 195, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 6737 Autumwood Drive, 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 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 9th day of November, 2002.

David C. Shaffer

Tamara S. Shaffer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared David C. Shaffer and wife, Tamara S. Shaffer, 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 11th day of November, 2002.

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

File Number: 12210030

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

Return To: B-3119
Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027