File No. 251000446

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st Day of October, 2005

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/27/05 10:20 2 pgs
Fees:13.00 Taxes:443.63

20051027-0129804

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacquelyn McClellan	~~Jacquelyn McClellan~~ New Owner	064-12-0-A-112.00-CO
(NAME)	(NAME)	
112 Saddle Tree Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Nola Clarke, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacquelyn McClellan**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 112 on the Plan of Fox Run, Section One (A Condominium), as of record in Book 5200, Page 89, 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 Glenn Eugene Clarke, and Wife, Nola Clarke by deed from Harris A. Gilbert, Trustee and Norman W. Ginsberg, Trustee of record in Deed Book 5381, page 36, Register's Office for said County. The said Glenn Eugen Clarke now being deceased.

Subject to all matters as set forth per Plat Book 5200, Page 89, Register's Office of said County.

By-Laws as shown of record in Deed Book 5535, Page 713, and amended in Book 5895, page 516; Book 5936, page 301; Book 6370, page 817; Book 8510, page 95; Register's Office for said County.

Furnish any H.O.A. dues, if any.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 112 Saddle Tree Drive, 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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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 21st Day of October, 2005

Nola Clarke

STATE OF TENNESSEE

COUNTY OF WILSON

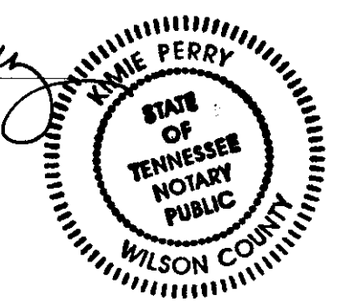
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Nola Clarke, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of October, 2005

Notary Public

My Commission Expires:

EXPIRATION DATE: 10-12-08



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RETURN TO:

Cumberland Title
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