1052063

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/07 11:02 2 pgs
Fees:13.00 Taxes:1102.60
20070530-0063977

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,000.00

Affiant

KERRY LEE PAISOCK NOTARY PUBLIC STATE OF TEXAS EXPIRES 9-27-2009

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

20070051

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven J. Tremayne	Steven J Tremayne	115-06-0 022.00
(NAME) 6741 Currywood Drive	(NAME) 6741 Currywood Drive	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville TN 37205	
(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, I, **William J. ClenDening, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven J. Tremayne**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 36 on the Plan of West Meade Hills, Section 2, as of record in Book 2900, Page 98, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to William J. Clendening, married, by Quitclaim Deed dated November 22, 2002 from Lara Racster Clendening, married, of record in Instrument Number 20021203-0148574, Register's Office for Davidson County, Tennessee. Also the same property conveyed to William J. Clendening and wife, Lara Racster Clendening by Warranty Deed dated March 1, 2002 from Bonnie Beneke, Barbara Jo Beneke, Beverly Beneke King and Margaret Beth Beneke Todd, devisees under the will of Ann Campion Beneke, of record in Instrument Number 20020305-0027464, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 6741 Currywood Drive, Nashville, TN 37205

(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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my 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 hand this 15th day of February, 2007.

William J. ClenDening

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William J. ClenDening, unmarried, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of February, 2007.

Commission expires: 1-16-08

Susan B. Mott

Notary Public

Susan B. Mott

Susan B. Mott
State of Tennessee Notary Public
Williamson, County

PREPARED BY AND
RETURN TO:

HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

U37217778-03RD02
WARRANTY DEED
LOAN# 1300368283
US Recordings