RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

CARRIE LINN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/24/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrea Clark	Same	
(NAME)	(NAME)	Map 081-08-0
27206 Clocktower Drive		
(ADDRESS)	(ADDRESS)	Parcel 472
Franklin, TN 37067		
(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, JEREMY GEARHEART, an unmarried man** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ANDREA CLARK, an unmarried woman,** 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. 77 on the Plan of D.T. McGavock's Plan of 98 Lots in North Nashville, as shown on Plat of record in Plat Book 21, page 7, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 77 fronts 50 feet on the easterly side of 5th Avenue, North, formerly Summer Street, and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to Jeremy Gearheart by deed dated May 8, 2007 from the Estate of Bessie Louise Brown of record in Instrument No. 20070521-0060032, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1718 5th Avenue North, Nashville, TN 37208

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.

Davidson County DEEDWARR
Recvd: 09/04/07 10:37 2 pgs
Fees:13.00 Taxes:651.20

20070904-0105649

Witness our hands this 16th day of August, 2007.

Jeremy Gearheart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee on this 16th day of August, 2007.

Commission expires: 05/24/08

Notary Public

