33745

WARRANTY DEED 11124

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$66,200.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **24TH DAY OF MARCH, 2008.**

Notary Public

MY COMMISSION EXPIRES: **November 7, 2011.**
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/25/08 08:05 3 pgs
Fees:18.00 Taxes:244.94
20080325-0029423

ROGER SPROCH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jackie Charlton	SAME	**135-09-010.00**
(NAME)	(NAME)	
3238 Smith Springs Rd.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Arthur L. Clendenon**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jackie Charlton, married and**, 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. **1** on the Plan of **Una Manor**, Section I of record in Plat Book **2854**, Page **83**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Arthur L. Clendenon and wife, Annie S. Clendenon** by deed of record in Book 3403, Page 67, Register's Office for **Davidson** County, Tennessee.

Annie S. Clendenon having since deceased.
**

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **2034 Forges Drive, Nashville, TN 37217**
(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.

**This instrument is executed on behalf of Arthur L. Clendenon by Michael L. Clendenon as Attorney-in-Fact pursuant to recorded Power of Attorney of record in Instrument 20080325-0029422 Book _____, Page _____, in the Register's Office for Davidson County, Tennessee.

Witness my/our hand(s) this 24th day of March, 2008.

Arthur L. Clendenon by Michael L Clendenon

Arthur L. Clendenon

State of Tennessee County of Rutherford

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

Witness my hand and official seal at Smyrna, Tennessee, this 24th day of March, 2008.

Commission expires: 11/7/11

Notary Public

ROGER SPROUCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee County of Davidson

On this 24th day of March, 2008, before me personally appeared Michael L. Clendenon, the person who executed the foregoing instrument on behalf of Arthur L. Clendenon, and acknowledged that he executed the same as the free act and deed of the said Arthur L. Clendenon, granted _____, by the said Michael L. Clendenon.

Commission Expires: 11/7/11

Notary Public

ROGER SPROUCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Lori Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lori Holloway

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Roger Sprochi, a notary public for this county and state, Lori Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ROGER SPROCHI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11-7-11

Notary's Seal (If on paper)