# WARRANTY DEED

Return: File Box 30

Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027
900492

SELINA KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,300.00.

Jennifer Crowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2009.

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jared E. Clemmons | New Owner | 14807006300 |
| (NAME) | (NAME) | |
| 121 Denise Drive | | |
| (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, Cornelia W. McWhorter, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jared E. Clemmons, an unmarried man, 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. 820 on the Plan of Cherokee Hills, Section 8, as of record in Book 3700, Page 154, Register's Office for said County.

Said Lot No. 820 fronts 72.1 feet on the southwesterly margin of Denise Drive and extends back 172.0 feet on the Westerly line and 200.0 feet on the easterly line to a line in the rear on which it measures 67.8 feet.

Being the same property conveyed to Cornelia W. McWhorter, by Quitclaim Deed dated August 26, 1987 from Grover C. McWhorter of record in Book 7337, Page 277, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Cornelia Wair McWhorter by Cynthia Leigh Wallace as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20090504-0040428, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 121 Denise Drive, Antioch, TN 37013

(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.

BILL GARRETT, Davidson County
Trans:T20090029226 DEEDWARR
Recvd: 05/04/09 12:30 2 pgs
Fees:13.00 Taxes:419.21
20090504-0040429

Witness my hand this 28th day of April, 2009.

Cornelia W. McWhorter by Cynthia L Wallace

Cornelia W. McWhorter
By: Cynthia Leigh Wallace

STATE OF TENNESSEE

COUNTY OF Davidson

On this 28th day of April, 2009 before me personally appeared Cynthia Leigh Wallace, the person who executed the foregoing instrument on behalf of Cornelia Wair McWhorter, and acknowledged that she executed the same as the free act and deed of the said Cornelia Wair McWhorter, through Power of Attorney granted Cynthia Leigh Wallace by the said Cornelia Wair McWhorter.

Witness my hand and official seal at Franklin, Tennessee this 28th day of April, 2009.

Commission expires:

Notary Public

My Comm. Exp. 03/20/2010
State of TENNESSEE
Davidson County