WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110017955 DEEDWARR
Recvd: 03/28/11 13:48 2 pgs
Fees:13.00 Taxes:599.40
20110328-0023716

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES: 3/2/15
(AFFIX SEAL)

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew R. Clinton	F & M Bank	086080a04500co
(NAME)	(NAME)	
2000 Stombury Drive	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Clarksville, TN 37040	
(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, Christopher H. Nolen and Tisha R. Nolen, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew R. Clinton married, 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 all of Lot No. 458, on the Final P.U.D. Plan, Planned Unit Development, Phase III-A, Camden Woods, as shown by plat appearing of record in Plat Book 7900, Page 571, as amended in Book 9475, Page 440, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Christopher H. Nolen and wife, Tisha R. Nolen, by deed of record in Instrument No. 20040615-0070484, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record, or which a visual inspection of the property would reveal, including Restrictive Covenants, of record in Instrument No. 20080924-0096976, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 7620, page 561, as amended in Book 7657, Page 580, Book 7675, Page 926, Book 9036, page 329 and Book 9231, page 737, By-Laws of record in Book 7620, page 583; Charter of Camden Woods Homeowners' Association of record in Book 7661, page 32; Quitclaim Deed to Homeowners Association for Common area of record in Book 7783, page 585; all matters shown on plat of record in Plat Book 7900, page 571, as amended of record in Book 9475, page 440, all in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 7475, page 440, said Register's Office.

Subject to all matters shown on plat of record in Plat book 7900, page 571, as amended in Book 9475, page 440, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2000 Strombury 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 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.

Witness our hands this 23rd day of March, 2011.

Christopher H. Nolen

Tisha R. Nolen

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 Christopher H. Nolen and Tisha R. Nolen with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of March, 2011.

Commission expires:

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

Notary Public