WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130001553 DEEDWARR
Recvd: 01/07/13 12:45 2 pgs
Fees:13.00 Taxes:288.60

20130107-0001908

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
12-0572

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Nicki M Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2012.

A Braddell
Notary Public

MY COMMISSION EXPIRES: October 5, 2015
(AFFIX SEAL)

ANN B. WADDELL NOTARY PUBLIC OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenetia Butler	Same as new owner	11902021300
(NAME)	(NAME)	
106 Valeria Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **Nicki M. Clark and Stephanie V. B. Clark**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenetia Butler**, 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. 6 on the plan of Barbara Heights of record in Book 342, page 258, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nicki M. Clark and Stephanie V. B. Clark by deed from Billie J. Byrd of record in Instr. No. 20040802-0091950, re-recorded in Instr. No. 20041109-0135317, Register's Office for Davidson County, Tennessee.

NOTE: This is not, nor has it ever been the primary residence of the Grantors.

This conveyance is subject to 2012 taxes, paid, prorated and assumed by the Grantee; all matters on the plan of record in Book 3842, page 258, said Register's Office. Subject to the rights and claims of parties in possession.

unimproved ☐

This is improved ☒ property, known as 106 Valeria Street, Nashville, TN 37210
(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 31st day of December, 2012.

Nicki M Clark
Nicki M. Clark

Stephanie V. B. Clark by Nicki M Clark attorney-in-fact
Stephanie V. B. Clark, By: Nicki M. Clark, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Nicki M. Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) the bargainors, and who acknowledged upon oath that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of December, 2012.

Ann B. Waddell OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Ann B. Waddell Notary Public

Commission expires: October 5, 2015

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Nicki M. Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainors, and who acknowledged upon oath that she is the Attorney-in-Fact for Stephanie V. B. Clark, the bargainors, and as such Attorney-in-Fact executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of December, 2012.

Commission expires: October 5, 2015

Ann B. Waddell STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public