BILL GARRETT, Davidson County
Trans: T20140030364 DEEDWARR
Recvd: 05/02/14 13:57 2 pgs
Fees: 13.00 Taxes: 513.93
20140502-0037507

WARRANTY DEED

LAUREN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of **April, 2014**

Notary Public

MY COMMISSION EXPIRES: 11-15-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 204 Antebellum Lane, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth R. Clarke	First Community Mortgage, Inc.	108-08-0-293.00
(NAME) 3056 Reelfoot Dr	(NAME) 750 Old Hickory Blvd, Building One Suite 262	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Brentwood, TN, 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Barbara F. Reed, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Elizabeth R Clarke, a single 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. 67 on the Plan of Reelfoot, Section 3, as of record in Plat Book 6250, pages 167 and 168, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Barbara F. Reed, unmarried by deed from Angela Faye Malone Perry, married dated June 21, 1994, of record in Book 9391, page 41, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3056 Reelfoot Dr, Nashville, TN 37214

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, has 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 **30th** day of **April, 2014**

Barbara F. Reed

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Barbara F. Reed**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **April, 2014**

Notary Public

My commission expires: _____

JULIE BERRYMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: DECEMBER 23, 2014