BILL GARRETT, Davidson County
Trans:T20140038369 DEEDWARR
Recvd: 06/02/14 14:08 2 pgs
Fees:13.00 Taxes:1665.00
20140602-0047342

# WARRANTY DEED

AMY C. SCHLEIER
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 $450,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF MAY, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-11-17

**THIS INSTRUMENT PREPARED BY**
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6302 CLARK

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| David Grant Clark Jr. and Caroline Webb Clark | Franklin Synergy Bank | 117-07-025.00 |
| 1822 Lombardy Avenue | 722 Columbia Ave | |
| Nashville, TN 37215 | Franklin TN 37064 | |

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 ACKNOWLEDGE, WE,

**THANHNGA THI NGUYEN**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**DAVID GRANT CLARK JR. AND CAROLINE WEBB CLARK**

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:

Tract 1: Being the Easterly 75 feet of Lot No. 7 of Block "B" on the Map of Walter Stokes Homes Place No. 1, as of record in Book 974 Page 92, of the Register's Office for said County. Said part of Lot No. 7 fronts 75 feet on the Northerly side of Lombardy Avenue and runs back between parallel lines 175 feet to a dead line. Tract 2: Being the Westerly 25 feet on Lot No. 7 and the Easterly 8 feet of Lot 6, of Block B on the Map of Walter Stokes Homeplace, No. 1, of record in Book 974, Page 92, Register's Office for said County. Said parts of Lots 6 and 7 fronts 33 feet on the Northerly side of Lombardy Avenue and run back between parallel lines, 175 feet, more or less, to a dead line. Being the same property conveyed to Thanhnga Thi Nguyen by Warranty Deed from H. Craige DeMoss, Jr. and wife, Marion P. DeMoss, recorded on the 10th day of June, 2010 in Instrument No. 20100610-0045251, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 974, Page(s) 92, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property known as 1822 Lombardy Avenue, Nashville, TN 37215

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 My hand on the 29th day of May, 2014.

Thanhnga Thi Nguyen

Thanhnga Thi Nguyen

STATE OF Tarrant

COUNTY OF Texas

Personally appeared before me, a Notary Public of said County and State, THANHNGA THI NGUYEN, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tarrant City, Texas, this 29th day of May, 2014.

Notary Public

My Commission Expires: _____

DAVID MICHEL PATIN, JR.
Notary Public
STATE OF TEXAS
My Comm. Exp. Feb. 28, 2015

**File #: 14-R6302 CLARK**

**RECORD & RETURN TO:**

**VANDERPOOL, PEARMAN & DRUMWRIGHT**

**256 SEABOARD LANE, SUITE G104**

**FRANKLIN, TN 37067**