WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140052228 DEEDWARR
Recvd: 07/21/14 09:33 2 pgs
Fees:13.00 Taxes:1646.50

20140721-0064284

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Angela Clauson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane , Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin Alan Clauson	"New Owner"	11506008400
(NAME)	(NAME)	
945 Davidson Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Christopher J. Karsanac, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kevin Alan Clauson and Angela Shelton Clauson, husband and wife, 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 4, PLAN OF SECTION 1, WEST MEADE HILLS, as shown on plat of record in Plat Book 2900, Page 62, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christopher J. Karsanac, unmarried by Warranty Deed from Lynda Christiansen, unmarried, recorded on the 2nd day of February, 2010 in Instrument No. 20100202-0008345, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 945 Davidson Drive, Nashville, TN 37205
(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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 18th day of July, 2014.

Christopher J. Karsanac

STATE OF VIRGINIA

COUNTY OF VIRGINIA BEACH CITY

On this ~~18th~~ 17TH day of July, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Christopher J. Karsanac**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public, STEPHEN JOHN MOFFETT SR

STEPHEN JOHN MOFFETT SR
NOTARY PUBLIC
REG # 7036200
MY COMMISSION EXPIRES
02/28/2018
COMMONWEALTH OF VIRGINIA