BILL GARRETT, Davidson County
Trans:T20140077790 DEEDWARR
Recvd: 10/15/14 14:24 2 pgs
Fees:13.00 Taxes:407.00
20141015-0095332

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14091915**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is:$110,000.00. Affiant Subscribed and sworn to before me, this14th day of October, 2014. Notary Public My Commission Expires

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

RACHEL NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
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WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Spencer Jerrolds 1326 Saturn Drive Nashville TN 37217	New Owner	Tax Parcel ID No. 12006001100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher D. Clark, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Spencer Jerrolds**, unmarried ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 138, PLAN OF STARDUST ACRES, as shown on plat of record in Plat Book 1424, Page 92, 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 D. Clark by Warranty Deed from James W. Finn and Ramona R. Finn, Co-Trustees or Successor Trustees, FBO: J.W. Finn Living Trust and R.R. Finn Living Trust, UA 07/17/94, recorded on the 20th day of April, 2006 in Instrument No. 20060420-0045331, in the Register's Office of Davidson County, Tennessee. Christopher D. Clark having since married. The spouse of Christopher D. Clark never resided in said property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STARDUST ACRES, as recorded in Plat Book 1424, Page(s) 92, Register's Office for Davidson County, TN.

This is improved property located at 1326 Saturn Drive, Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of October, 2014.

Christopher D. Clark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher D. Clark, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of October, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018