Davidson County DEEDWARR
Recvd: 03/13/15 13:29 3 pgs
Fees:18.00 Taxes:2984.05
20150313-0021852

#32223

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15023011**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $806,500.00. Stacy L Thomas Affiant Subscribed and sworn to before me, this 13th day of March, 2015. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner: Rosemary Lombardy 208 Lauderdale Road Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10312013700

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, **Joshua D. Clinton and Sarah E. Clinton, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rosemary Lombardy, Trustee of the Rosemary Lombardy Revocable Trust dated February 26, 2015** ("Grantees"), its 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 No. 34 and part of Lot 33, BLOCK C, CHEROKEE PARK, SECOND ADDITION, of record in Plat Book 547, Pages 175 and 176, Register's Office for Davidson County, Tennessee and more particularly described as follows: Said Lot No. 34 and part of Lot No. 33 adjoin and front 60 feet on the Northeasterly margin of Lauderdale Road and extend back 179.58 feet more or less, on the Northwesterly line and 183.88 feet (erroneously referred to as 138.88 feet in previous deeds of record) on the Southeasterly line to a dead line in the rear, measuring 57.81 feet thereon.

Being the same property conveyed to Joshua D. Clinton and wife, Sarah E. Clinton by Warranty Deed from Laurence R. Helfer, unmarried and David L. Boyd, unmarried, as joint tenants with right of survivorship, recorded on the 17th day of April, 2009 in Instrument No. 20090417-0035203, in the Register's Office of Davidson County, Tennessee.

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 2015 and thereafter, not yet due and payable.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLOCK C, CHEROKEE PARK, SECOND ADDITION, as recorded in Plat Book 547, Page(s) 175-176.

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 located at 208 Lauderdale Road Nashville TN 37205

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 13th day of March, 2015.

Joshua D. Clinton

Sarah E. Clinton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 13th day of March, 2015.

Notary Public

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

True Copy Certification

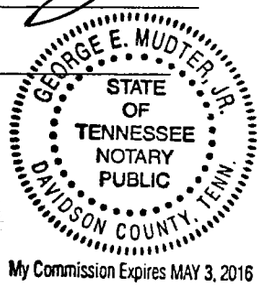
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:



My Commission Expires MAY 3, 2016