WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150033112 DEEDWARR
Recvd: 05/01/15 08:13 2 pgs
Fees:13.00 Taxes:1093.35
20150501-0039068

G-P-15-4007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Frits Volker Herbold and Hildegard Herbold	new owner	
(NAME)	(NAME)	**07301024800**
4029 Brush Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **WILLIAM ODELL CLARKE, UNMARRIED AND KATHLEEN L. WILLIAMS, MARRIED ,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **FRITS VOLKER HERBOLD AND HILDEGARD HERBOLD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being the Northeasterly 75 feet of Lot No. 9, on the Plan of Moss Rose Heights Subdivision, Section 2 of record in Book 1424, Page 109, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to William Odell Clarke, unmarried and Kathleen L. Williams, as joint tenants with rights of survivorship by Warranty Deed from Alan E. Calhoun, married, recorded on the 26th day of July, 2006 in Instrument No. 20060726-0089782, in the Register's Office of Davidson County, Tennessee.

The above referenced property has never been the principal marital residence of Kathleen L. Williams and spouse, John Williams.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MOSS ROSE HEIGHTS, SECTION 2, as recorded in Plat Book 1424, Page(s) 109.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4007 Moss Rose Drive, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 30th DAY OF APRIL, 2015.

William Odell Clarke

Kathleen L. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM ODELL CLARKE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHLEEN L. WILLIAMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212