BILL GARRETT, Davidson County
Trans:T20150043880 DEEDWARR
Recvd: 06/04/15 10:42 2 pgs
Fees:13.00 Taxes:692.83
20150604-0052272

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1353

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Matthew Clark Carissa Clark 8326 Oak Knoll Drive Brentwood, TN 37027	New Owner	181-14-A-9.00

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $187,250.00

Affiant

Subscribed and sworn to before me, this the 3rd day of June, 2015.

Notary Public

My Commission Expires: 6/18/18
(Affix Seal)

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Robert Fresorger now married and wife Jayna Fresorger,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Vesting is Carissa H. Clark and Matthew W. Clark, Wife and Husband,** 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 No. 9, on the Plan of The Villas at Concord Place, Phase 1, of record in Instrument No. 20050922-0114218, Exhibit 1-A to the Declaration of Protective Covenants, Conditions and Restrictions, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description and placement of said Lot.

Being the same property conveyed to Robert G. Fresorger by Warranty Deed from Kenneth J. White, Jr., unmarried, dated January 8, 2007, recorded January 12, 2007, of record in Instrument No. 20070112-0005059, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **8326 Oak Knoll Drive, Brentwood, TN 37027**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number 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 2 day of June, **2015.**

GRANTOR(S)

/ Robert Fresorger
Robert Fresorger

Jayna Fresorger
Jayna Fresorger

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Robert Fresorger and Jayna Fresorger** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 2 day of June, **2015.**

Notary Public
My Commission Expires: 4-28-19

