BILL GARRETT, Davidson County
Trans:T20150045328 DEEDWARR
Recvd: 06/09/15 12:53 3 pgs
Fees:18.00 Taxes:662.30
20150609-0054144

WARRANTY DEED

GARY A. LEWELLEN
STATE OF TENNESSEE NOTARY PUBLIC
GREENE COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

John T. Rich
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2015.

Gary A Lewellen
Notary Public

MY COMMISSION EXPIRES: 9-22-2015

(AFFIX SEAL)

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
Ronald L. Clevenger	"New Owners"	064-15-0-A-057.00CO
(NAME)	(NAME)	
780 Sweetwater Circle		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, WE, John T. Rich and Deborah L. Rich, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ronald L. Clevenger and Carol M. Clevenger, 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 No. 33 on the Plan of Section Two, Plantation Walk, R8 & R20 Residential P.U.D., of record in Plat Book 7900, Page 858, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John T. Rich and Deborah L. Rich, husband and wife by Warranty Deed from Heather M. Grigg, unmarried, of record in Instrument No. 20120629-0057492, Register's Office for Davidson County, Tennessee, dated June 22, 2012 and recorded on June 29, 2012.

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 780 Sweetwater Circle, Old Hickory, TN 37138
(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.

Witness our hands this 5th day of June, 2015.

John T. Rich

Deborah L. Rich

STATE OF TENNESSEE

COUNTY OF Knox

On this 5th day of June, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John T. Rich and Deborah L. Rich**, 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 they executed the same as their free act and deed.

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

My Commission Expires:
9-22-2015

Notary Public,



Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Celia Stewart Rouse, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 2/11/2019

(SEAL)

