Davidson County DEEDWARR
Recvd: 08/25/15 11:22 2 pgs
Fees:13.00 Taxes:758.50
20150825-0085789

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1813

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Clark Custom Homes P.O.Box 640 Spring Hill, TN 37174	Same As New Owner	09107006600

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

Subscribed and sworn to before me, this the 18th day of August, 2015.

Notary Public

My Commission Expires: 7-5-16
(Affix Seal)

K. CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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 **Bradley T. Myers and Katherine D. Myers, fka Katherine D. Moore, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Clark Custom Homes, a Tennessee limited liability company,** 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:

Lots 1114 and 1116 of Block 19, Plan No. 2 West Nashville Burlington Subdivision as shown on plat of record in Plat Book 57, page 172, in the Register's Office of Davidson County, Tennessee.

Said Lots 1114 and 1116 fronts 25 feet each on the Southside of Louisiana Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Bradley T. Myers, an unmarried person, and Katherine D. Moore, an unmarried person, by Warranty Deed from Alex Nicholson, dated 08-29-2008 and recorded 09-05-2008 in Instrument No. 20080905-0091284, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **5207 Louisiana Avenue, Nashville, TN 37209**

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 **18th** day of **August, 2015.**

GRANTOR(S)

Bradley T. Myers

Katherine D. Myers

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 **Bradley T. Myers and Katherine D. Myers, fka Katherine D. Moore** 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 **18th** day of **August, 2015.**

J. DAVID WICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires JULY 3, 2017

Notary Public
My Commission Expires:

True Copy Certification

I, Yvette Meldrum, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON