Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

Send Tax Statements To:
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Jean Lopez
2917 Woodymore Court
Antioch, TN 37013

From Information Furnished By
The Parties

Map and Parcel 150-6-131
Account Number:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **JONATHAN FRANKLIN CLOUSE AND VICTORIA ELIZABETH CLOUSE, HUSBAND AND WIFE,** have this day bargained and sold and does hereby transfer and convey unto, **JEAN LOPEZ, AN UNMARRIED MAN,** his heirs and assigns, forever, that certain parcel of real estate located in the Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17A on the zone lot division of Lot Nos. 16 and 17, of Woodymore Heights, Section 2, of record in Plat Book 6900, page 156, amending plat book 5200, page 645, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan Franklin Clouse, unmarried, by deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington D.C., dated September 28, 2012, appearing of record in Instrument No. 20121002-0089664, of the Register's Office of Davidson County, Tennessee.

Jonathan Franklin Clouse, having since married his wife, Victoria Elizabeth Clouse.

Victoria Elizabeth Clouse joins herein solely for the purpose of consenting to this Warranty Deed and releasing and conveying any and all rights, title and interest she may have in the property, whether arising by virtue of marriage or otherwise.

This conveyance is made subject to Restrictive Covenants contained in instrument of record in Book 6534, page 872, Book 6536, page 329, and Book 6964, page 617; and to any and all matters shown on said plat and survey of record in Plat Book 6900, page 156; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **JEAN LOPEZ, AN UNMARRIED MAN,** his heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20150093140 DEEDWARR
Recvd: 11/02/15 12:35 2 pgs
Fees:13.00 Taxes:436.60



20151102-0111237

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2015 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 29th day of October, 2015.

Jonathan Franklin Clouse

Victoria Elizabeth Clouse

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Jonathan Franklin Clouse and Victoria Elizabeth Clouse, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 29th day of October, 2015.

NOTARY PUBLIC
My Commission Expires: 11-9-16

BRANDIE A TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $118,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 29th day of October, 2015.

NOTARY PUBLIC
My Commission Expires:

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES AUGUST 20, 2017