WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150096302 DEEDWARR
Recvd: 11/12/15 12:11 2 pgs
Fees: 13.00 Taxes: 795.50
20151112-0114973

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of November, 2015

Notary Public

MY COMMISSION EXPIRES: 6-10-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Clementyne Rucker Howard	First Tennessee Bank	053 03 0 238.00
(NAME)	(NAME)	
1404 Clarke St.	300 Court Avenue, 3rd Floor	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Memphis, TN 38103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fifteen Thousand And No/100 Dollars ($215,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Robin Ford, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Clementyne Rucker Howard**, 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. 215, on the Plan of Section B, Village of Old Hickory (erroneously shown in prior deed E. I. Du Pont de Nemours and Company's Subdivision), of record in Book 1424, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robin Ford, unmarried by Warranty Deed from The Donney J. Jenkins and/or Peggy J. Jenkins Revocable Living Trust, through Donney J. Jenkins and Peggy J. Jenkins, Trustees dated September 30, 2005 and recorded October 3, 2005 as Instrument No. 20051003-0118483, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1404 Clarke St., Old Hickory, TN 37138

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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, has 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 .

Robin Ford

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Robin Lelia Fordthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of November, 2015.

Notary Public

My Commission Expires: 9-16-18

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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