BILL GARRETT, Davidson County
Trans:T20150110482 DEEDWARR
Recvd: 12/31/15 12:41 2 pgs
Fees:13.00 Taxes:832.13
20151231-0131587

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 224,900.00

Affiant

Subscribed and sworn to before me, this 28th day of December, 2015.

Notary Public

My commission expires: 8-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kewan T. Clark	**INTEGRITY FIRST FINANCIAL**	**151090A080.00**
6641 Ascot Drive	**6333 GREENWICH DR., STE 280**	
Antioch, TN 37013	**SAN DIEGO, CA 921222**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Claudette Bourdeau, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kewan T. Clark and JoAnn R. Travis-Clark, 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:

Being all of Lot No 80 on the Plan of Long Hunter Chase, A Residential Planned Unit Development, Phase !, Section II, according to plat and survey of record in Plat Book 9700, Page 638, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Claudette Bourdeau, a single person, from Karen Nixon, unmarried, by Warranty Deed dated August 29, 2014 and of record in Instrument No. 20140903-0080264, Register's Office for Davidson Counry, Tennessee.

Further being the same property conveyed to Karen Nixon, unmarried, from Kenneth M. Pomeroy, Sr and Sharon A. Pomeroy, husband and wife, by Warranty Deed dated June 11, 2012 and of record in Instrument No. 20120615-0052541, and as corrected by Scrivener's Affidavit of record in Instrument No. 20120726-0065814, said Register's Office.

FOR REFERENCE ONLY : 6641 ASCOT DR. ANTIOCH, TN 37013

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 6641 Ascot Drive, Antioch, TN 37013.

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 in 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 my/our hand(s) this 28th day of December, 2015.

Claudette Bourdeau

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Claudette Bourdeau, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of December, 2015.

Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY