BILL GARRETT, Davidson County
Trans: T20160001539 DEEDWARR
Recvd: 01/07/16 13:01 2 pgs
Fees: 13.00 Taxes: 880.60
20160107-0001663

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The actual consideration or value, whichever is greater is $238,000.00.

Affiant

Subscribed and sworn before me this the 5th day of January, 2016.

Notary Public
My commission expires: 11/5/17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Benjamin Bateman	Republic State Mortgage Co.	173-15-0A-095.00-CO
30 McFerrin Ave #202	2715 Bissonett St. Suite 102	
Nashville, TN 37206	Houston, TX 77005	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LEIGH A. CLARK AND HUSBAND, MATTHEW R. CLARK, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BENJAMIN BATEMAN, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Final Plat of Mill Run Subdivision, Phase 2 (Cluster Lot Development), a resubdivision of Mill Run, Phase 1A, Lot 89, of record in Plat at Instrument No. 20011009-0109754, as amended in Instrument No. 20020605-0067914, and Instrument No. 20020605-0067915, 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 Leigh A. Clark and husband, Matthew R. Clark by Warranty deed from The Craig Company of record in Instrument No. 20040122-0008586 Register's Office for Davidson County, Tennessee, dated January 16, 2004 and recorded on January 22, 2004.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 193 Claybrook Lane, Antioch, TN 37013-4550.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

MC LaC BTB

Witness my hand this the 5th day of January, 2016.

Leigh A. Clark

Matthew R. Clark

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Leigh A. Clark and Matthew R. Clark, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of January, 2016.

My commission expires:

1/5/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY