BOX 10-B	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$41,500.00** X _____ Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH** DAY OF **JANUARY, 2016.** _____ Notary Public MY COMMISSION EXPIRES: **NOVEMBER 5, 2018** (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DUSTIN PLUMMER	**SAME**	**081-11-0-183.00**
(NAME) **1213 ROSEWOOD TRAIL**	(NAME)	
(ADDRESS) **MT JULIET, TN 37122**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160007995 DEEDWARR
Recvd: 01/29/16 13:33 2 pgs
Fees:13.00 Taxes:153.55
20160129-0008929

WARRANTY DEED

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 ACKNOWLEDGED, **WE, YVONNE YOUNG CLARK, UNMARRIED, LIFE TENANT**, AND **CAROL Y. CLARK-LAWSON, REMAINDERMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **DUSTIN PLUMMER,** HEREINAFTER CALLED THE GRANTEE, HIS 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 the northerly 50 feet of the easterly 110 feet of Lot No. 395 in McGavock, Wetmore and Others' Second Addition to North Nashville called the Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for said County, described as follows:

Beginning on the westerly margin of Jane Street, now 17th Avenue, North, at the corner of Lots No. 395 and 396; thence westerly with the line between said two lots 110 feet; thence southerly parallel with said Avenue 50 feet; thence easterly parallel with the first line mentioned herein 110 feet; to the westerly margin of 17th Avenue; thence along the westerly margin of said Avenue, northerly 50 feet to the point of beginning.

Being the same property conveyed to YVONNE YOUNG CLARK FOR LIFE AND REMAINDER TO MILTON HEBERT CLARK, by deed from C. MILTON YOUNG, M.D. AND WIFE, HORTENSE H. YOUNG, of record in Book 4196, Page 219, dated December 6, 1967, said Register's Office. Further being the same property conveyed to CAROL Y. CLARK-LAWSON, by deed from MILTON HEBERT CLARK, of record in Book 9209, Page 641, dated December 22, 1993, said Register's Office.

This conveyance is subject to matters shown on the plan of record in Plat Book 21, page 41, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF EITHER OF THE GRANTORS.

Unimproved ( )
This is improved(X) property, known as **1719 17TH AVENUE NORTH, NASHVILLE, TN 37208**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 28th day of January, 2016.

YVONNE YOUNG CLARK

CAROL Y. CLARK-LAWSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named YVONNE YOUNG CLARK and CAROL Y. CLARK-LAWSON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of January, 2016.

My commission expires: November 5, 2018

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON