BILL GARRETT, Davidson County
Trans:T20160052104 DEEDWARR
Recvd: 06/20/16 11:05 2 pgs
Fees:13.00 Taxes:444.00

20160620-0062369

WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $120,000.00

Tiffany Coons
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF JUNE, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/10/19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 118 Saundersville Road, Suite 140, Hendersonville, TN 37075
file # 16-2091H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Tiffany Coons	Movement Mortgage	049-16-0A-051.00-CO
1407 Rock Creek Court	841 Seahawk Cir.	
Whites Creek, TN 37189-9265	Virginia Beach, VA 23452	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TYRONE CLARK, MARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TIFFANY COONS, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE(S), 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. 37 on the Plan of Willow Trace Subdivision, Phase Two of record in Plat Book 7900, Page 46, 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 Tyrone Clark, married by Warranty deed from Lamont Jordan and wife, Melissa Jordan of record in Instrument No. 20080812-0083035 Register's Office for Davidson County, Tennessee, dated August 04, 2008 and recorded on August 12, 2008.
Brittney Rochelle Clark, wife of Tyrone Clark, married, joins in the execution of this instrument for the purpose of conveying her interest, marital or otherwise, in the above described property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 46, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Boundary Plat of record in Plat Book 7900, Page 13, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7777, Page 162, as amended in Book 7777, Page 180, Book 7843, Page 791 and Book 8023, Page 692, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 7777, Page 171, in the Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Book 7762, Page 74, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 9698, Page 35, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 1407 Rock Creek Court, Whites Creek, TN 37189-9265

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 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 hand on the 17th day of June, 2016.

Tyrone Clark

Tyrone Clark

Brittney Rochelle Clark

Brittney Rochelle Clark

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, TYRONE CLARK AND BRITTNEY ROCHELLE CLARK, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of June, 2016.

Notary Public

My Commission Expires:

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 11-18-2019

File #: 16-2091H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

118 Saundersville Road, Suite 150

Hendersonville, TN 37075