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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160055788 DEEDWARR
Recvd: 06/30/16 09:41 2 pgs
Fees:13.00 Taxes:684.50
20160630-0066788

JUSTIN D. TATUM 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 $185,000.00

Theresa L Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wade C. Wernecke and Jann M. Wermecle	**SAME**	161090A09700CO
(NAME)	(NAME)	
4845 Bevendean Drive, E-1		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **William Clifton and wife, Marlee Clifton** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Wade C. Wernecke and Jann M. Wernecke, 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:

Land in Davidson County, Tennessee, being Unit No. E-1 as set forth in the Master Deed, Establishing Brighton Village, Phase 7, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582 as amended by First Amendment to Master Deed of record as Instrument No. 20080808-0081965 in the Register's Office for Davidson county, Tennessee; said unit also being shown as part of Exhibits "E" and "A" to said Master Deed, as amended.

Being the same property conveyed to William Clifton and wife, Marlee Clifton, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, of record as Instrument No. 20100903-0070462 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4845 Bevendean Drive, E-1, Nashville, TN 37211
(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 my/our hands this 27th day of June, 2016.

William Clifton

MARLEE CLIFTON By WILLIAM CLIFTON ATTORNEY IN FACT

Marlee Clifton By: William Clifton as Attorney-in-Fact

State of Tennessee
County of Davidson

On this 27th day of June, 2016, before me, the undersigned, of State and County aforesaid, personally appeared **William Clifton** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal this 27th day of June, 2016.

JUSTIN D. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public Justin D. Tatum

My Commission Expires: 11/5/2018

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **William Clifton** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **Marlee Clifton** as his Attorney-In-Fact, as his free act and deed.

Witness my hand and official seal this 27th day of June, 2016.

Notary Public Justin D. Tatum

JUSTIN D. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11/5/2018

May 08, 2017

File No.: 16-WER