WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/16 08:58 3 pgs
Fees:18.00 Taxes:888.00
20160707-0069347

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $240,000.00.

Affiant

Subscribed and sworn to me on June 30, 2016.

NOTARY PUBLIC

My Commission Expires:

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

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29480SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brittney Rochelle Clark and Willard Tyrone Clark, Jr. 1721 Executive Way Nashville, TN 37207	SUMMIT FUNDING 2241 Harvard Street, Suite 200 Sacramento, CA 95815	041-06-0A-023.00-CO-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Andrea Stratton, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Brittney Rochelle Clark and Willard Tyrone Clark, Jr., wife and husband, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 23, Liberty Place, as shown on plat of record in Instrument No. 20060606-0066841, amended at Instrument No. 20060614-0070620, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Andrea Stratton, a single person, by Warranty Deed dated February 7, 2007 of record as Instrument No. 20070209-0017182, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Andrea Stratton by the Order stated as Docket No. 11-15301 in the Chancery Court for Davidson County, Tennessee and being of record as Instrument No. 20120410-0030776, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County and Nashville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Matters shown on the Plan of record as Instrument No. 20060606-0066841, corrected by Surveyor's Certificate of Correction of record as Instrument No. 20060614-0070620, said Register's Office.
3. Matters shown on the Final Plat Amendment of Open Space of record as Instrument No. 20070 I 03-0001072, said Register's Office.

4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20060626-0076309, said Register's Office.
5. Storm Water Detention Agreement of record as Book 6479, page 121, said Register's Office.
6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20050722-0085623, said Register's Office.

This property is also known as improved property located at 1721 Executive Way, Nashville, TN 37207.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 30th day of June, 2016.

Andrea Stratton

Andrea Stratton

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Before me personally appeared Andrea Stratton to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on June 30, 2016.

June E. Rowell

NOTARY PUBLIC

My Commission Expires: 1-9-18

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

