BILL GARRETT, Davidson County
Trans: T20160067289 DEEDWARR
Recvd: 08/04/16 10:56 2 pgs
Fees: 13.00 Taxes: 1006.40
20160804-0080797

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $272,000.00 (Two Hundred Seventy Two Thousand).

AFFIANT

Subscribed to and sworn before me this 2nd day of August, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES: 8/20/19

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Tracy Allen and Steve Cunningham 149 McCall Street Nashville, TN 37211	Bank of Tennessee 301 E. Center Street Kingsport, TN 37660	13307000600

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, I/WE, **DONALD L. CLARK AND WIFE, DEBORAH J. CLARK,** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **TRACY ALLEN, UNMARRIED AND STEVE CUNNINGHAM, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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. 7 on the Plan of McMillan Heights, as of record in Book 2083, Page 20, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 86.22 feet on the southerly side of New Antioch Pike and extends back 207.09 feet on the westerly line and 206.53 feet on the easterly line to a dead line measuring 83.5 feet thereon.

Being the same property conveyed to Donald L. Clark and wife Deborah J. Clark by deed from Virginia Smelser, Executrix, of the Estate of William A. McCahey, deceased, of record in Book 9624, Page 664, dated 03/17/1995 and recorded 03/22/1995, Register's Office for Davidson County, Tennessee.

Being also known as 149 McCall Street, Nashville, TN 37211.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: 149 MCCALL STREET NASHVILLE, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2016064227

WITNESS, this 2nd day of August, 2016

Donald L. Clark

Deborah J. Clark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2nd day of August, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Donald L. Clark and Deborah J. Clark** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 2nd day of August, 2016.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

Commission Expires: _____