BILL GARRETT, Davidson County
Trans:T20160076249 DEEDWARR
Recvd: 08/31/16 13:13 2 pgs
Fees:13.00 Taxes:780.70

20160831-0091431

WARRANTY DEED

Rec & Return
SMITH • SHOLAR • MILLIKEN, PLLC
846 CONFERENCE DRIVE
STE. 4
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00

Sue Ellen Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/20/18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sue Ellen Clark	New Owner	034-07-0A-068.00-CO
(NAME)	(NAME)	
257 Harbor Village Drive	11	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	11	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Vance Jack and Tina Jack, husband and wife,** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Sue Ellen Clark, unmarried**, hereinafter called the GRANTEE(S), 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. 50, on the Plan of the Town Homes Property Line Exhibit of Harbor Village, Phase IV, a Horizontal Property Regime with Private Elements as shown by plat of record in Instrument No. 20030611-0080857, Revision 1 of record in Instrument No. 20030723-0102986, and Second Amendment of record in Instrument No. 20050120-0007505, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description. Said plat prepared by R. Scott Cherry, Cherry Land Surveying, Inc., R.L.S. 1512, 622 West Iris Dr., Nashville, TN 37204.

Being the same property conveyed to Vance Jack and Tina Jack, husband and wife by Warranty Deed from Cherie D. Parker Executrix of the Estate of Luther L. Nations, and Cherie Diane Nations Parker and Vicki Joy Nations Gibson, dated 09/05/2014, recorded 09/30/2014, of record in Instrument No. 20140930-0090094, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 6900, Page 37, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions of record in Book 6628, Page 577, Amendment to Declaration of record in Book 6646, Page 543, Amendment of record in Book 10672, Page 743, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto,; (3) Covenants, conditions, easements and restrictions of record in Instrument No. 20030611-0080857, First Amendment of record in Instrument No. 20030723-0102986, Second Amendment of record in Instrument No. 20050120-0007505, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (3) Survey Map of record in Book 6250, Page 626, in the Register's Office for Davidson County, Tennessee; (4) Charter Articles of Incorporation of record in Book 6635, Page 254, in the Register's Office for Davidson County, Tennessee; (5) Easement of record in Book 7026, Page 916, in the Register's Office for Davidson County, Tennessee; (6) Easement Contained in Deed of Conveyance of record in Book 7026, Page 914, in the Register's Office for Davidson County, Tennessee; (7) Agreement for Dedication of Easement of record

G16-5752

in Book 7121, Page 202, in the Register's Office for Davidson County, Tennessee; (8) Warranty Deed of record in Book 8485, Page 966, Amended and restated declaration of record in Instrument No. 20010817-0089318, First Amendment to By-Laws of record in Instrument No. 20070205-0014894, in the Register's Office for Davidson County, Tennessee; (9) Stormwater Detention Agreement of record in Instrument No. 20021105-0135703, Instrument No. 20021121-0144783, in the Register's Office for Davidson County, Tennessee; (10) Charter of record in Instrument No. 20030611-0080884, in the Register's Office for Davidson County, Tennessee; and (11) Grant of Easement of record in Instrument No. 20110930-0075699, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 257 Harbor Village Drive, Madison, TN 37115
(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 GRANTEE(S), 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), 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 26 day of August, 2016.

Vance Jack

Tina Jack

State of Tennessee
County of Wilson

Personally appeared before me Vance Jack and Tina Jack, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of August, 2016.

Notary Public Tracey Trumphour - MJ
My Commission Expires: _____

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122