BILL GARRETT, Davidson County
Trans:T20160079319 DEEDWARR
Recvd: 09/09/16 14:04 2 pgs
Fees:13.00 Taxes:1174.75
20160909-0095203

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $317,500.00.

Affiant

16-309

Subscribed and sworn to before me, this 25th day of July, 2016.

Notary Public
My commission expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

06-1606-76465

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Steven W. Illgen<br>5174 John Hager Road<br>Hermitage TN 37076 | Primary Residential MF<br>1480 North 2200 West<br>Salt Lake City, UT 84116 | 098-06-0-A-005.00-CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard E. Clark and Paula J. McDonnell, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Steven W. Illgen and Teresa L. Illgen, Joint Tenants**, hereinafter called the Grantees, their successors 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. 5, on the Plan of Phase 1, Section A, Bridgewater, of record in Instrument No. 20051104-0133897, as corrected by Surveyor's Certificate of record in Instrument No. 20060608-0067981, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard E. Clark and Paula J. McDonnell, husband and wife by deed from Darryl Benton and Judy Echols Benton, husband and wife, dated August 29, 2011, recorded August 30, 2011, of record in Instrument No. 20110830-0066952, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5174 John Hager Road, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 25th day of July, 2016.

Richard E. Clark

Paula J. McDonnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Richard E. Clark and Paula J. McDonnell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 25th day of July, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 04.03.2020

