BILL GARRETT, Davidson County
Trans:T20160097928 DEEDWARR
Recvd: 11/04/16 12:28 3 pgs
Fees:18.00 Taxes:823.25
20161104-0117055

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box #26B 15391

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Steven R. Williams	New Owner	096-09-0-174.00
2818 Lakeland Drive		
Nashville, TN 37214		

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Elizabeth M. Dial, as to one-half undivided interest and Cliff A. McClendon and Martha H. McClendon, Trustees under the Cliff A. McClendon Living Trust, dated August 17, 1999, as to an undivided one-half interest (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Steven R. Williams, a single person (The "Grantee"), Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 18, as shown on the map entitled Twin Lawn, of record in Plat Book 2331, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to C. A. McClendon, Jr. and wife, Elizabeth B. McClendon, by deed from Lawrence Chancellor Jenks, Jr. and wife, Carolyn Ann Jenks, of record in Book 4620, page.122, dated July 14, 1972, said Register's Office. C.A. McClendon Jr. died on September 10, 1987, leaving Elizabeth B. McClendon as the surviving tenant by the entirety. Elizabeth B. McClendon died intestate, on August 2, 1991. Her interest in the subject property passed to her children Beth Dial and Cliff A. McClendon, as evidenced by Affidavits of Heirship being recorded simultaneously herewith.* Cliff A. McClendon conveyed his interest in the subject property to Cliff A. McClendon and Martha H. McClendon, Trustees under the Cliff A. McClendon Living Trust, dated August 17, 1999 of record in Book 11642, page 585, said Register's Office for Davidson County, Tennessee. * 20161104-0117053 and 20161104-0117054

This is improved real property located on 2818 Lakeland Drive, Nashville, Tennessee 37214.

This conveyance is subject to the following:

1. Taxes for the year 2017 for Davidson County, Tennessee.
2. All matters as shown on Plat Book 2331, page 9, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $222,500.00.
(
(
(Subscribed and sworn to before me
(this 31st day of October, 2016.
(
(
(My Commission Expires: May 8, 2017

C.W. Schmidt
Affiant

ROBERT J. CESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever.

And Grantors are covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 31st day of Octoaber, 2016.

Elizabeth M. Dial by Clifton A. McClendon Attorney in Fact
Elizabeth M. Dial

Cliff A. McClendon and Martha H. McClendon, Trustees under the Cliff A. McClendon Living Trust, Dated August 17, 1999

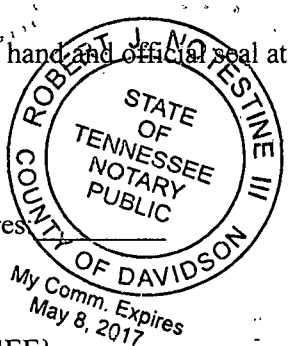
Cliff A. McClendon
By: Cliff A. McClendon, Trustee

Martha H. McClendon
By: Martha H. McClendon, Trustee

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Cliff A. McClendon, Trustee with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of the Cliff A. McClendon Living Trust, dated August 17, 1999, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of Trust by himself as Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of October, 2016.



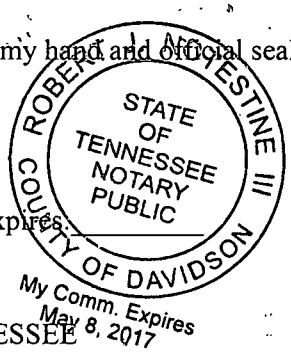
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Martha H. McClendon, Trustee with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of the Cliff A. McClendon Living Trust, dated August 17, 1999, and that she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of Trust by herself as Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of October, 2016.



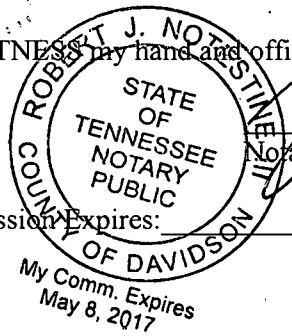
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2016, before me personally appeared Clifton A. McClendon, to me known to be the person who executed the foregoing instrument on behalf of Elizabeth M. Dial and who acknowledged that he executed the same as the free act and deed of the said Elizabeth M. Dial.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of October, 2016.



Notary Public

My Commission Expires: _____