

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of November, 2016.

Notary Public

My commission expires: 8.4.20

BILL GARRETT, Davidson County
Trans:T20160102624 DEEDWARR
Recvd: 11/21/16 09:51 2 pgs
Fees:13.00 Taxes:555.00
20161121-0122390

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
George Robert Clark, Jr. and Jennifer Mae Clark	George Robert Clark, Jr. and Jennifer Mae Clark	181-00-0-21700
2508 Sleepy Hollow Drive	2508 Sleepy Hollow Drive	
Nashville, TN 37217	Nashville, TN 37217	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Robert L. May, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

George Robert Clark, Jr. and Jennifer Mae Clark, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated duly 12, 1993 and known as Job No 930091 more particularly described as follows:

BEGINNING at an iron pin in the center of a 50 foot joint use ingress-egress and utility easement, said point of beginning being the Southeast corner of the herein described tract and also being 1,670.67 feet northerly as measured along the centerline of said easement from the northerly margin of Pettus Road; thence leaving the centerline of said 50 foot joint use ingress-egress and utility easement and with the northerly line of Tract No. 17 of the J.D. Stevens Pettus Road division North 85 degrees 18 minutes 47 seconds West passing a steel post at 25.00 feet in all 1157.89 feet to an iron pin; thence North 04 degrees 41 minutes 13 seconds East 192.80 feet to an iron pin; thence with the southerly line of Tract No. 15 on J. D. Stevens Pettus Road division South 85 degrees 18 minutes 47 seconds East passing a steel post at 1088.00 feet in all 1113.00

feet to an iron pin in the center of said 50 foot ingress-egress and utility easement; thence with the center of said joint use ingress-egress and utility easement and with a curve to the left having a radius of 1208.85 feet and a long chord of 197.96 feet, said chord having a bearing of South 08 degrees 25 minutes 12 seconds East a distance along the curve of 198.18 feet to the point of beginning, containing 5.01 acres more or less.

This property is vacant land and therefore not a marital residence.

Being the same property conveyed to Robert L. May, married by warranty deed from Donald Clemons, married of record in Instrument No. 20010806-0083368 Register's Office for Davidson County, Tennessee, dated 08/01/2001 and recorded on 08/06/2001.

This is unimproved property known as **6319 Pettus Road, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 18th day of November, 2016.

Robert L. May

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Robert L. May, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 18th day of November, 2016.

Notary Public
My Commission Expires: 8.4.20



SolomonParks File No. 316360