WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170013649 DEEDWARR
Recvd: 02/15/17 09:08 2 pgs
Fees:13.00 Taxes:621.60
20170215-0015497

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Kay McDonald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF Feb., 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neil McDonald and Kay McDonald	SAME	
(NAME) 6020 Pasquo Road	(NAME)	141-15-A 39
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **PHILLIP CLARK AND WIFE, SANDRA CLARK**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NEIL MCDONALD AND KAY MCDONALD, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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. 57 on the Plan of Section 1, Rolling River Estates, a Planned Unit Development, of record in Plat Book 4860, Page 27, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Phillip Clark and wife, Sandra Clark by deed from Charles Ehrmann, Jr. and wife, Eileen Ehrmann, dated September 30, 2013, of record in Instrument No. 20131004-0104514, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; All matters appearing on the plan of record in Book 4860, Page 27, said Register's Office; and Restrictive Covenants of record in Book 4892, Pages 679 & 689 and Book 4788, Page 950, said Register's Office., said Register's Office.

This is improved x property, known as 7324 Rolling River Parkway AKA 7000 Cotton Blossom Lane, Nashville, TN 37221
(unimproved)
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 13th day of FEBRUARY, 2017

PHILLIP CLARK

SANDRA CLARK

STATE OF Illinois
COUNTY OF Coles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip Clark and Sandra Clark, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official this 13 day of February, 2017.

Commission expires: 5-23-2020

Notary Public

OFFICIAL SEAL
ASHLEY WOODRUFF
Notary Public, State of Illinois
My Commission Expires 05-23-2020