WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF FEBRUARY, 2017. Notary Public MY COMMISSION EXPIRES: 5-8-18 (AFFIX SEAL)
Y-WG-16-5600-T	

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alex Trambley and Ashley Trambley	**Regions Bank dba Regions Mortgage**	
(NAME)	(NAME)	
5600 Kentucky Avenue	**P.O. Box 2153, Department 2520**	**091-06-0-302.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-2014	**Birmingham, AL 35287**	
(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 consideration, the receipt of which is hereby acknowledged, **RICHARD CLEM AND MURPHIE FOWLER N/K/A MURPHIE CLEM, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEX TRAMBLEY AND ASHLEY TRAMBLEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1503, Block 200, on the map showing Extension of Plan No. 1, West Nashville, of record in Book 57, Page 173, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Richard Clem and Murphie Fowler by Warranty deed from Lone Oak, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140912-0083671 Register's Office for Davidson County, Tennessee, dated September 05, 2014 and recorded on September 12, 2014 and Scrivener's Affidavit recorded on January 08, 2016 in Instrument No. 20160108-0002036. Murphie Fowler having since legally changing her name to Murphie Clem. Being also known as 5600 Kentucky Avenue Nashville, Tennessee 372092014.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 173, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 1473, Page 110, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5600 Kentucky Avenue, Nashville, Tennessee 37209-2014**.

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), their heirs and 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), 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.

BILL GARRETT, Davidson County
Trans:T20170015909 DEEDWARR
Recvd: 02/23/17 09:27 2 pgs
Fees:13.00 Taxes:1524.40
20170223-0018072

Witness my/our hand(s) this the 21st DAY OF FEBRUARY, 2017.

Richard Clem

Murphie Clem

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD CLEM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of February, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,MURPHIE FOWLER N/K/A MURPHIE CLEM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of February, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212