NEW OWNER:

Sarah R. Fenlaw
1204A North 6th
Nashville, TN 37207

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 17-0049

071-16-0-467.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170016947 DEEDWARR
Recvd: 02/27/17 13:57 3 pgs
Fees:18.00 Taxes:1454.10
20170227-0019379

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Ninety-Three Thousand and 00/100 Dollars** (**$393,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **JIMMY CLOKEY AND WIFE, ALLY CLOKEY**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **SARAH R. FENLAW, AN UNMARRIED WOMAN** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jimmy Clokey and Ally Clokey, husband and wife by Warranty deed from North Hampton Investments, LLC of record in Instrument No. 20160405-0032546 Register's Office for Davidson County, Tennessee, dated March 31, 2016 and recorded on April 05, 2016 and Scrivener's Affidavit recorded in Instrument No. 20160616-0060889.

Being improved property also known as 1204A North 6th Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 18th day of **February, 2017**.

JIMMY CLOKEY

ALLY CLOKEY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JIMMY CLOKEY AND ALLY CLOKEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of **February, 2017**.

NOTARY PUBLIC

My commission expires: 01.07.2020

TAMMY A. NOVITSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **393,000.00** .

AFFIANT

Sworn to and subscribed to before me this 22 day of **February, 2017**.

NOTARY PUBLIC

My commission expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018