Box#14
G#29493-3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170019418 DEEDWARR
Recvd: 03/07/17 09:46 2 pgs
Fees:13.00 Taxes:327.45
20170307-0022290

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$88,500.00**.

Carolyn McClerkin
Affiant

Subscribed and sworn to before me, this the 3rd day of March, 2017.

Notary Public

My commission expires: July 8 2019
(AFFIX SEAL)

JEFFREY S. BENZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Carolyn McClerkin	"New Owner"	Map 069 04 0 Parcel 114.00
2221 Golden Oaks Place		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Henry Hill Jr., a married man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carolyn McClerkin, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, 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. 5 on the Plan of Haynes Park Subdivision, of record in Book 4300, Page 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING all of the same property conveyed to Henry Hill Jr., by Deed from Robert H. Waldschmidt, Trustee in Bankruptcy for Karen Annette Roper, and with authority to convey the interest of Sharon Renee Roper, of record in Instrument No. 20140905-0081330, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantor or his spouse.

The conveyance of above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 4300, Page 115, said Register's Office for Davidson County, Tennessee;
2) Restrictive Covenants contained in instrument of record in Book 4530, Page 394, Register's Office for Davidson County, Tennessee;
3) Taxes for the current year have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **108 Haynes Park Drive, Nashville, TN 37218**

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 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/our hand(s) this **3rd** day of **March, 2017.**

Henry Hill Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Henry Hill Jr.,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **March, 2017.**

JEFFREY S. RANZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: July 8, 2019