RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0537

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR
VALUE, WHICHEVER IS GREATER,
FOR THIS TRANSFER IS $169,195.00

Affiant

BILL GARRETT, Davidson County
Trans:T20170027777 DEEDWARR
Recvd: 04/03/17 11:11 2 pgs
Fees:13.00 Taxes:626.02
20170403-0032136

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of March, 2017

Notary Public
Commission Expires: 11-5-19

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Happy Homes LLC 141 McNeil Drive Murfreesboro, TN 37128	Same	119 14 0 177 00

WARRANTY DEED

FOR AND IN 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, I/WE,

Violet Jean Clarke, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Happy Homes, LLC

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. 3 on the Plan of C. Vance Hickerson's Addition to Tuggle Heights of record in Plat Book 1835, Page 105, 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 Violet Jean Clarke, an unmarried woman by quitclaim deed from Matthew W. Clarke and Maria McCullough of record in Instrument No. 2016127-0135823 Register's Office for Davidson County, Tennessee, dated 12/22/2016 and recorded on 12/27/2016. (Value of consideration shown in aforementioned deed $0.) Being also known as 3002 Tuggle Ave Nashville, Tennessee 37211.

Being the same property conveyed to Violet Jean Clarke, Maria McCullough and Matthew W. Clarke by quitclaim deed from Violet Jean Clarke, an unmarried woman of record in Instrument No. 20120719-0063663 Register's Office for Davidson County, Tennessee, dated 07/19/2012 and recorded on 07/19/2012

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3002 Tuggle Ave, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of March, 2017.

Violet Jean Clarke

Violet Jean Clarke

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Violet Jean Clarke** 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.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of March, 2017.

A C Hall

Notary Public
My Commission Expires: 5-8-18

(Notary Seal)

