STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $165,000.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 6.30.2019

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20170028196 DEEDWARR
Recvd: 04/04/17 09:57 2 pgs
Fees:13.00 Taxes:610.50

20170404-0032661

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Leah B. Boone	SAME	181020A09900CO
(NAME)	(NAME)	
8421 Callabee Way F-1		
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013		

Warranty Deed

For and in Consideration of the sum of $165,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Shane Clark, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Leah B. Boone**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. F-1 as set forth in the Master Deed Establishing Lenox Creekside , Phase 1, a condominium form ownership and use in manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et. Seq., as amended, of record as Instrument No. 20060306-0025685 and as amended by Instrument No. 20060606-0066938 in Register's Office for Davidson County, Tennessee; said unit being shown as part of Exhibits E1, E2, E3 of said Master Deed.

Being the same property conveyed to Shane Clark by deed from Michael Nielsen and wife, Andra R. Nielsen, dated May 17, 2012, of record in Instrument No. 20120530-0046557, said Register's Office.

This property is __unimproved _X_improved property known as: 8421 Callabee Way F-1, Cane Ridge, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

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

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

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where

the real property is situated.

Witness our hands this 31st day of March, 2017.

Shane Clark

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 31st day of March, 2017.

Notary Public
My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122