BILL GARRETT, Davidson County
Trans:T20170028613 DEEDWARR
Recvd: 04/05/17 09:22 3 pgs
Fees:18.00 Taxes:1590.63
20170405-0033203

This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 170451TN

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Welington Maluf De Araujo	NEW OWNER	**072-10-0O-001.00**
2301 Scott Ave.		
Nashville, TN 37216		

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, **Robert Clark, unmarried**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Melissa Maluf de Araujo and Welington Maluf de Araujo, wife and husband** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

See Exhibit "A" for a complete legal description of said property.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 **Robert Clark** does covenant with the said Grantees that he/she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Robert Clark** further covenants and binds his/her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns,

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against the lawful claims of all persons whomsoever.

This is property is known as: **2301 Scott Ave., Nashville, TN 37216**.

Executed on this 31st day of March. 2017.

Robert Clark

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public of said County and State, **Robert Clark**, 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 this 31st day of March, 2017.

EDWARD B. BALDWIN, III NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 1/8/19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $429,900.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 31st day of March, 2017.

Notary Public

My Commission Expires: 1/8/19

EDWARD B. BALDWIN, III NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Exhibit "A"

Land in Davidson County, Tennessee, being Unit A of Scott Estates, a Horizontal Property Regime with Private Elements, located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Scott Estates, a Horizontal Property Regime with Private Elements of record and Instrument Number 20150724-0072748, Registers office, Davidson County Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Scott Estates, a Horizontal Property Regime with Private Elements, contained in said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument number 20150724-0072748, and Bylaws appended there two as Exhibit "C", said Registers Office, are incorporated here by reference and made a part here of the same as though copied here in for a more complete identification and description of said Unit.

Being part of the same property conveyed to Robert Clark from Carl H. Reed and Elease Reed, husband and wife by Warranty Deed dated 07/09/2015, filed for record on 07/08/2016 in Instrument No. 20160708-0068215, Register's Office for Davidson County, Tennessee.

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