File Box 8

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0522

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of April, 2017

Notary Public
Commission Expires: 5878

P. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kenneth Paul Clark 1805 B Sevier Street Nashville, TN 37206	FtM Bank 10 Cadillac Dr. Ste. 100 Brentwood, TN 37027	094-02-0B-008.00-CO

BILL GARRETT, Davidson County
Trans:T20170036594 DEEDWARR
Recvd: 05/01/17 14:32 2 pgs
Fees:13.00 Taxes:1479.63
20170501-0042660

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,

Anne Tick, an unmarried woman, and Andrew Morgan, an unmarried man

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

Kenneth Paul Clark and Emily Anne Clark

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 Unit Nos. 8 of Sevier Park, as shown on the plat attached as Exhibit C to the Declaration of Covenants, Conditions and Restrictions for Sevier Park, of record in Instrument No. 20140404-0028375, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Garafola Properties, LLC by Warranty Deed from Jaime Ashley Johnson, unmarried, of record in Instrument No. 20130130-0009865, Register's Office for Davidson County, Tennessee, dated January 18, 2013 and recorded on January 30, 2013.

Being the same property conveyed ~~to~~ from Garafola Properties, LLC by Warranty deed ~~from~~ to Anne Tick, an unmarried woman and Andrew Morgan, an unmarried man of record in Instrument No. 20160526-0053075 Register's Office for Davidson County, Tennessee, dated May 23, 2016 and recorded on May 26, 2016

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: 1805 B Sevier Street, Nashville, TN 37206.

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 26th day of April, 2017.

~~Anne Hall Tick~~ Anne Tick

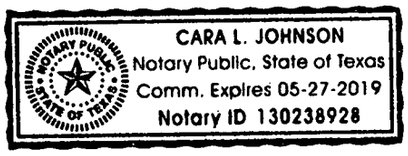
Andrew Morgan

STATE OF Texas
COUNTY OF Travis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Anne Tick and Andrew Morgan
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, this 26th day of April, 2017.

Cara L Johnson
Notary Public Cara L. Johnson, Notary Public
My Commission Expires: 5-27-19



(Notary Seal)