BILL GARRETT, Davidson County
Trans:T20170053839 DEEDWARR
Recvd: 06/23/17 09:40 3 pgs
Fees:18.00 Taxes:439.93
20170623-0063243

WARRANTY DEED

THIS INDENTURE, Made this **21st** day of **June, 2017**, between

ALECIA A. MCCUTCHEN

of the first part, and

GLEN CLARK AND WIFE, SANDRA J. CLARK AND MARGARET A. CLARK, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar ($1.00) to her in hand paid by the said parties of the second part, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed, and does hereby grant, bargain, sell, and convey unto the said parties of the second part, and to the following described premises, to-wit:

SITUATE, lying and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 82A Zone Lot Division of Lots 82 and 106, Chelsea of Priest Lake, Section 2A, of record in Book 6250, Page 948, Register's Office for Davidson County, Tennessee. Said Lot No. 82A fronts 55.47 feet on the northerly margin of Chelsea Way and extends back 127.56 feet on the westerly line an 133.70 feet on the easterly line to a dead line in the rear measuring 30.76 feet thereon.

BEING the same property conveyed to Alecia A. McCutchen by virtue of a Deed from Mel Martinez, Secretary of Housing and Urban Development of Washington, D.C., dated September 19, 2001, and of record as Inst. No. 20010921-0102692, Register's Office, Davidson County, Tennessee.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein.

To Have and To Hold the said premises to the said parties of the second part, their heirs and assigns, forever.

And the said party of the first part, for herself and for her successors and assigns, does hereby covenant with the said parties of the second part, their heirs and assigns, that she is lawfully seized in fee simple of the premises above conveyed, and has full power, authority, and right to convey the same; that said premises are free from all encumbrances, except as may be hereinbefore set forth; and that she will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Alecia A McCutchen

Alecia A. McCutchen

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for the state and county aforesaid, **Alecia A. McCutchen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 20th day of June, 2017

Notary Public

My Commission Expires: 12-12-2020

STEVE JARRETT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 12, 2020

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$118,900.00** which amount is equal to or greater than the amount with the property transferred would command a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 21 day of June, 2017.

Notary Public

My Commission Expires:



THE PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES IS:

Glen and Sandra Clark and Margaret A. Clark
887 Chestnut Grove Circle
Dandridge TN 37725

This instrument was prepared by
JEFFERSON TITLE, Inc.
706 Justice Center Drive
Dandridge, Tennessee 37725

NO REPRESENTATION BY PREPARER AS TO TITLE