Davidson County DEEDWARR
Recvd: 06/28/17 09:40 2 pgs
Fees:13.00 Taxes:218.30
20170628-0064895

WARRANTY DEED

HALE E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$59,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 23rd day of June, 2017.

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
John M. Williams	SAME	043-05-0-147.00
P.O. Box 1425		
Madison, TN 37116		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Prentice Allen Clark, Jr.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John M. Williams and Gail Hunter**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 16 and the East 35 feet of Lot No. 15, of Block "B", on the Map of Kennaston Estates, of record in Book 843, page 83, in the Register's Office for Davidson County, Tennessee.

Said lots adjoin and front together 85 feet on the south side of Roosevelt Street and run back between parallel lines 139 feet to a dead line.

Being the same property conveyed to Paul R. Odum and wife, JoAnn Odum, by deed from Yvette Meldrum, Attorney, as Trustee of DMRA Land Trust, on July 7, 2011, of record in Instrument Number 20110707-0051939, Register's Office for Davidson County, Tennessee. And further conveyed to Prentice Allen Clark, Jr. by deed from Paul R. Odum and wife, JoAnn Odum on June 23, 2017 of record in Instrument Number 20170628-0064894 **, said Register's Office.**

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 843, page 83, Register's Office Davidson County, Tennessee.

This is improved property known as: **212 Roosevelt Avenue, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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

WITNESS our hands this June 23, 2017.

Prentice Allen Clark Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Prentice Allen Clark Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 23, 2017

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.