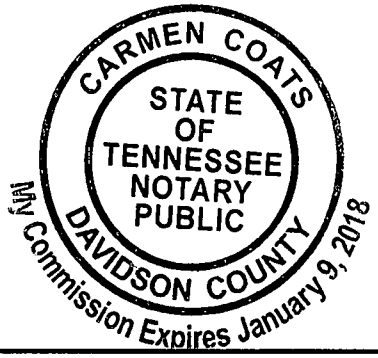
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2017.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dale Clay	PINNACLE BANK	146-04-0-161.00
(NAME)	(NAME)	BILL GARRETT, Davidson County
4717 Briarwood Drive	150 3rd AVE S., STE 900	Trans: T20170055483 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 06/28/17 15:51 2 pgs
Nashville, TN 37211	NASHVILLE, TN 37201	Fees: 13.00 Taxes: 1591.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20170628-0065258

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Linda Hollingsworth, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Dale Clay and Sarah Clay, husband and wife**, hereinafter called the GRANTEE (S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 6th, formerly 8th, Civil District of Davidson County, Tennessee, being part of Lot No. 5, on the Plan of Susan M. Clark Land, as of record in Book 365, Page 528, Register's Office for said County, described according to a survey by E.L. Miller, Jr., and Company, July 24, 1964 as follows:

Being the same property conveyed to Linda Hollingsworth by Quitclaim Deed from John Q. Sowder and wife, Bernice Sowder, dated 03/04/2008, recorded 03/05/2008, of record in Instrument No. 20080305-0022028, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2017 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 365, Page 528, in the Register's Office for Davidson County, Tennessee.
Any inaccuracy in the area, square footage, or acreage of land described in Schedule A. The company does not insure the area, square footage, or acreage of the land.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4717 Briarwood Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), assigns, against the lawful claims of all persons whomsoever. 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 my hand this 26th day of June, 2017.

Linda Hollingsworth

Linda Hollingsworth

State of Tennessee
County of Williamson

Personally appeared before me Linda Hollingsworth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of June, 2017.

Notary Public
My Commission Expires: 8/27/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

DONALD R. [illegible] JR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY