THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **170,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/24/2019

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leecia Penrod	NEW OWNER	MAP & PARCEL
5600 Country Drive, #137		162090B05100
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Jane Moore, Executrix of the Estate of Marjorie Maxine Clark**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leecia Penrod, unmarried**

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:

A certain Condominium apartment in Davidson County, Tennessee, being Town House No. 137 in the Hickory Valley Condominiums, a horizontal property regime in Nashville, Tennessee, as shown on the 4th Revised Site Plan of Hickory Valley, Phase 3, as of record in Book 5200, Page 131, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete description and accurate legal description.

Being the same property conveyed to Marjorie Maxine Davenport by Warranty deed from William T. Snow, Richard Snow and Carol Snow Langley of record in Book 6119, page 332, Register's Office for Davidson County, Tennessee, dated August 18, 1983 and recorded on August 19, 1983. Marjorie Maxine Clark (fka Marjorie Maxine Davenport) having since died December 21, 2016. She was married to Thomas Alonzo Clark at the time of her death. Her will was probated at Docket No. 17P567 in the Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division). She willed the property to her husband Thomas Alonzo Clark and at such time as he no longer desires to reside there, or upon his death, she willed the property to her daughters Jane Moore and Kathleen Spencer equally. Being the same property conveyed to The Estate of Marjorie Maxine Clark by Quitclaim deed from Thomas Alonzo Clark, an unmarried man of record in Instrument No. 20170525-0052336 Register's Office for Davidson County, Tennessee, dated May 22, 2017 and recorded on May 25, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5600 Country Drive, #137, Nashville, TN 37211.**

BILL GARRETT, Davidson County
Trans:T20170056809 DEEDWARR
Recvd: 07/03/17 14:15 2 pgs
Fees:13.00 Taxes:629.00
20170703-0066887

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 do 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 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 the 30th day of June, 2017.

Estate of Marjorie Maxine Clark

Jane Moore, Exec.

Jane Moore, Executrix

Jane Moore

Jane Moore, Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jane Moore** with whom I am personally acquainted and who upon her oath acknowledged themselve to be the Executrix of the **Estate of Marjorie Maxine Clark** the within named bargainors, and that she as such Executrix being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the estate, by the said as such Executrix.

Witness my hand and seal this the 30th day of June, 2017.

My Commission expires 10-7-2019

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jane Moore the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of June, 2017.

My Commission expires 10-7-2019

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY