WARRANTY DEED

KIMBERLY HOLLINGSHEAD
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 $348,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-27-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elizabeth Treadwell		082-13-0A-012.00-CO
(NAME)	(NAME)	
1006 9th Avenue North	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/02/17 11:52 3 pgs
Fees:18.00 Taxes:1287.60
20170802-0078625

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Edward Clark and Catherine Clark, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Elizabeth Treadwell and David L. Treadwell, ~~married~~, 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: Tenants in Common with Right of Survivorship

Land in Davidson County, Tennessee, being Unit No. E-1, Row 8.9 Condominiums, as shown on Plat of the Resubdivision of Lot No. 1 of the Resubdivision of a portion of Lots 5 and 93 of Balch and Whiteside's Addition to Nashville of record in Instrument Number 20020718-0086526, in the Register's Office for Davidson County, Tennessee, described in the Master Deed and By-Laws of record in Instrument Number 20011121-0128062, amended in Instrument Number 20021212-0153656 and Instrument Number 20110419-0030186, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edward A. Clark, IV, unmarried by Warranty Deed from Haley H. Stewart, unmarried of record in Instrument No. 20130826-0089693 Register's Office for Davidson County, Tennessee, dated August 01, 2013 and recorded on August 26, 2013.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Edward A. Clark and Edward A. Clark, IV are one in the same person

unimproved ☐

This is improved ☑ property, known as 1006 9th Avenue North, Nashville, TN 37208
(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 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.

Edward Clark

Catherine Clark

STATE OF Tennessee

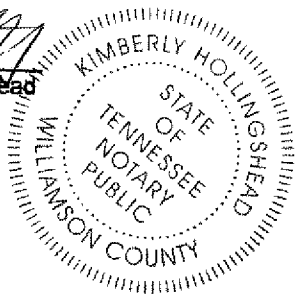
COUNTY OF Williamson

On this 28th day of February, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Edward Clark and Catherine Clark**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that executed the same as free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-27-19

Notary Public, Kimberly Hollingshead



Certification of Authority

I, Kim Hollingshead, 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 TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 2/27/21

[Notary Seal]

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the County Register. Electronic documents registered by County Registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).