This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20170224 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$420,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 2nd day of August, 2017. Notary Public My Commission Expires:

NICK HARRIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires April 29, 2018

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170068372 DEEDWARR
Recvd: 08/08/17 10:50 2 pgs
Fees:13.00 Taxes:1554.00
20170808-0081038

THIS INDENTURE, made this 2nd day of August, 2017, among:

JOANN OSTEEN MEHAFFEY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

H. DAVID CLARK AND ELAINE CLARK

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Lincoya Hills, Knob Section of record in Plat Book 2331, Page 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot, described as follows: Beginning at a point in the Northerly margin of Lumar Lane, at the corner of Lots Nos. 84 and 93; thence with the line between said lots, Northerly 190 feet to a point, a corner of Lot No. 85; thence with the line between Lots 84 and 85, Westerly 165 feet to the Easterly margin of Knobview Drive; thence with the margin of the same, Southerly 170 feet to the beginning of a curve; thence around said curve, Southeasterly 31.42 feet to the North margin of Lumar Lane; thence with the margin of the same; Easterly 145 feet to the point of beginning.

Being the same property conveyed to Joe Kraft Trustee by Quitclaim Deed from J. R. Mehaffey and wife, Jo Ann Osteen Mehaffey of record in Book 5326, page 8, Register's Office for Davidson County, Tennessee, dated August 15, 1978 and recorded on August 16, 1978 and within the same deed the said Joe Craft, Trustee conveyed his interest in the subject property to Jo Ann Osteen Mehaffey (Value of consideration shown in aforementioned deed $ 0.00.) Being also known as 2816 Lumar Lane Nashville, Tennessee 37214.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

JoAnn Osteen Mehaffey

JoAnn Osteen Mehaffey

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, JoAnn Osteen Mehaffey, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of August, 2017.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires April 29, 2018

Notary Public
My Commission Expires:_____

<u>Owner Name & Property Address</u>:

Name: H. David Clark and Elaine Clark
Address: 2816 Lumar Lane
City, State, Zip: Nashville, TN 37214

<u>Responsible Party For Taxes:</u>

Name: H. David Clark and Elaine Clark
Address: 2816 Lumar Lane
City, State, Zip: Nashville, TN 37214

Tax ID: 084-12-0-057.00