Bill Garrett Davidson County
Batch# 14277 DEEDWARR
10/17/2017 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,013.80
20171017-0106108

WARRANTY DEED

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2017

Notary Public

MY COMMISSION EXPIRES: 11-6-17

(AFFIX SEAL)

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronnie M. Clark Stephanie J. Clark	Highlands Residential	059-09-0-007.00
(NAME)	(NAME)	
1309 Sioux Terrace	12001 N. Central Expressway	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **Sue M. Boguskie, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ronnie M. Clark and Stephanie J. Clark, husband and wife,** 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:

LAND in Davidson County, Tennessee, being Lot No. 87 on the plan of Sequoia Valley, Section 2, of record in Book 3700, Page 114, Register's Office for Davidson County, Tennessee. SAID Lot No. 87 fronts 98.1 feet on the easterly margin of Sioux Terrace and extends back 137.4 feet on the northerly line and 143.3 feet on the southerly line to a dead line in the rear, measuring 115.7 feet thereon.

BEING the same property conveyed to Russell S. Boguskie, Jr. and wife, Sue M. Boguskie by Warranty Deed from Brad William Hornsby, Executor of the Estate of Vida D. Hornsby, dated 6/12/86 and recorded 6/17/86 in Book 6889, Page 260, Register's Office for Davidson County, Tennessee.

The said Russell S. Boguskie, Jr. died on 3/23/2015 leaving Sue M. Boguskie as the surviving tenant by the entirety.

unimproved ☐

This is improved ☑ property, known as 1309 Sioux Terrace, Madison, TN 37115
(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.

Witness my/our hands this 13th day of October, 2017.

Sue M. Boguskie

Sue M. Boguskie

State of Tennessee
County of Sumner

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

WITNESS my hand and seal this 13th day of October, 2017.

Notary Public Rebecca Campbell
My Commission Expires: 12-28-19

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

File No.: 173738

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.