WARRANTY DEED

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$62,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 20th day of October, 2017

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jason Kleve	New Owner	05207000800
3339 Hamberton Cir		
Murfreesboro, TN 37128		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lesa L. Clifton, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jason Kleve**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 20 of Block "B" on the unrecorded Plan of Home Acres, and described according to a copy of a plan made by Blanchard & Parrish Engineers as follows:

Beginning at a point in the westerly margin of Center Street; at the corner of Lots 19 and 20; thence with the line between said lots, westerly 225 feet to a point; thence southerly 100 feet to a corner of Lot 21; thence with the line between Lots 20 and 21, easterly 225 feet to the west margin of Center Street; thence with the margin of the same, northerly 100 feet to the point of beginning.

Being the same property conveyed to Lesa L. Clifton, unmarried from Russell Temple and Jozella Temple, husband and wife, by Warranty Deed on September 24, 2001, of record in Instrument Number 20011001-0105445, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years a lien but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 6391, Page 678, Register's Office for Davidson County, Tennessee.

This is improved property known as: **624 Center Street, Nashville, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Bill Garrett Davidson County
Batch# 16408 DEEDWARR
10/23/2017 09:44:30 AM 2 pgs
Fees: $13.00 Taxes: $229.40
20171023-0108115

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 our hands this October 20, 2017.

Lesa L. Clifton

Lesa L. Clifton

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lesa L. Clifton** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 20, 2017

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

Julie Coone
Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021