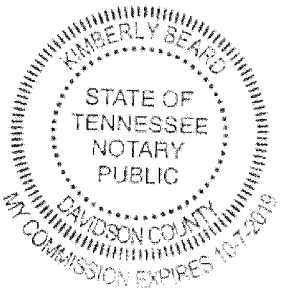
Bill Garrett Davidson County
Batch# 21616 DEEDWARR
11/03/2017 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20171103-0112824



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $399,900.00.

Affiant

Subscribed and sworn to before me, this 1st day of November, 2017.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Erin L. Clark, and David L. Clark and Cheryl E.Clark	New Owner	**091-07-0F-002.00-CO**
4707B Kentucky Ave		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Kyle Simmons, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Erin L. Clark , an unmarried woman and David L. Clark and Cheryl E.Clark, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit B of 4707 Kentucky Avenue Townhomes, as shown on the site plan map attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 4707 Kentucky Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20131218-0127793, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Kyle Simmons, unmarried by Warranty deed from Bravo Two, LLC, a Tennessee limited liability company of record in Instrument No. 20140103-0000698 Register's Office for Davidson County, Tennessee and corrected by Affidavit of Scrivener's Error recorded in Instrument No. 20141209-0112513. Angie Simmons, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

This is improved property known as **4707B Kentucky Ave, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1st day of November, 2017.

Kyle Simmons

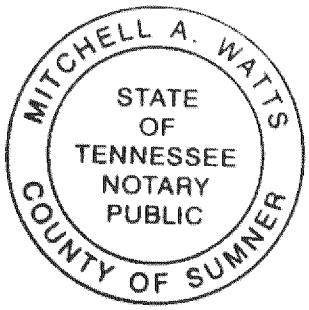
Angie Simmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kyle Simmons and Angie Simmons, the 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 1st day of November, 2017.

Notary Public
My Commission Expires: 7.19.21



SolomonParks File No. 80170133

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal