THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 **Return to:** **Rudy Title and Escrow, LLC** **2012 21st Avenue South** **Nashville, TN 37212** **FILE #:** VRES-17-701	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **715,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3td DAY OF NOVEMBER, 2017. Notary Public MY COMMISSION EXPIRES: 7/6/20 (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian M. Ewald and Kerry M. Ewald	owners	MAP 116-04
701 Clearview Drive		PARCEL 084
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Michael J. Clepper and wife, Anne M. Clepper**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian M. Ewald and Kerry M. Ewald, 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. 32 on the Plan of Clearview Subdivision of record in Plat Book 843, Page 8, 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 No. 32 fronts 95 feet on the northwesterly side of Clearview Drive, and runs back 229.6 feet on the northeasterly line and 247.9 feet on the southwesterly line, and shows 64.5 feet on said dead line.

Being the same property conveyed to Michael J. Clepper and wife, Anne M. Clepper by Warranty deed from John W. Jewell, unmarried of record in Book 9369, page 223, Register's Office for Davidson County, Tennessee, dated June 03, 1994 and recorded on June 06, 1994.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **701 Clearview Drive; Nashville, TN 37205.**

Bill Garrett Davidson County
Batch# 23450 **DEEDWARR**
11/08/2017 09:56:44 AM 2 pgs
Fees: $13.00 Taxes: $2,645.50

20171108-0114875

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 our hands this the 3rd day of November, 2017.

Michael J Clepper by JAW attorney-in-fact
Michael J. Clepper by James A. Waechter, Attorney-in-Fact

Anne M Clepper by JAW attorney-in-fact
Anne M. Clepper by James A. Waechter, Attorney-in-Fact

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 **James A. Waechter** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Michael J. Clepper and Anne M. Clepper**, as their Attorney in Fact, as the free act and deed of the within named **Michael J. Clepper and Anne M. Clepper**.

Witness my hand and official seal this the 3rd day of November, 2017.

My Commission expires March 3, 2020

Priscilla C. Urbanek
Notary Public

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE