This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 1704315

Bill Garrett Davidson County
Batch# 23517 DEEDWARR
11/08/2017 10:46:32 AM 2 pgs
Fees: $13.00 Taxes: $1,461.13

20171108-0114930

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Philip D. Dugan III **Erica D. Dugan**	**Farmington Mortgage** **2002 Richard Jones Rd, STE 200A**	**071-11-OC-001.00CO**
1430 A Stainback Ave **Nashville, TN 37207**	**Nashville, TN 37215**	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Clark**, husband and wife, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Philip D. Dugan III and Erica D. Dugan, husband and wife,** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 1430 A, on the Plan of Stainback Estates, A Horizontal Property Regime with Private Elements as described in Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Stainback Estates Homeowner's Association, Inc., of record in Master Deed recorded in Instrument No. 20161110-0119283, Register's Office for Davidson County, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert Clark from Bobbye Ann Clark, a 50% undivided interest, by Quit Claim Deed, dated 10/2/2009, of record in Instrument No. 20111208-0095929, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Clark from Pat Arnold Haley, a 50% undivided interest, by Warranty Deed, dated 10/12/2012, of record in Instrument No. 20121012-0093458, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever;

AND **Robert Clark** does covenant with the said Grantee that it is lawfully seized and

unencumbered, unless otherwise herein set out;

AND , **Robert Clark,** further covenants and binds its representatives, to warrant and forever defend the title to the said land to the said Grantee, heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **1430A Stainback Ave. Nashville, TN 37207**

Executed on this 12th day of October, 2017.

Robert Clark

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, Robert Clark, unmarried, 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 for the purposes therein contained.

Witness my hand this 12th day of October, 2017.

Notary Public

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $394,900.00

Affiant

Sworn to and subscribed to me, the undersigned, this 13th day of October, 2017.

Notary Public

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

My Commission Expires: 1-8-19