Bill Garrett Davidson County
Batch# 33020 DEEDWARR
12/04/2017 03:17:39 PM 2 pgs
Fees: $13.00 Taxes: $962.00
20171204-0123529

SolmonParks File No. 80170150

KARA L. WALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-18-2018 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $260,000.00. Affiant Subscribed and sworn to before me, this 30th 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
William J. Hoctor and Janet Hoctor	new owners	**126 150 A 262.00 CO**
7221 Explorer Trail		
Nashville, TN 37221		

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,

Alan M. Clark and Meghan Clark (fka Meghan Rossiter), husband and wife

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

William J. Hoctor and Janet Hoctor, 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 Lot No. 46 on the plan of Section Six, Boone Trace at Biltmore, of record in Instrument No. 20010607-0060003, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Alan M. Clark, a single man, and Meghan Rossiter, a single woman, by Warranty Deed dated June 28, 2013, from M. S. McFarlin, unmarried, of record as Instrument No. 20130703-0069180 in the Register's Office for Davidson County, Tennessee; the said Meghan Rossiter having since married the said Alan M. Clark and is now known as Meghan Clark.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RVRES-17-727

SP 11/2015

This is improved property known as 7221 Explorer Trail, Nashville, TN 37221.

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 paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the Plan of Section Six, Boone Trace at Biltmore of record as Instrument No. 20010607-0060003 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 30th day of November, 2017.

Alan M. Clark

Meghan Clark

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, Alan M. Clark and Meghan Clark, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that 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 30th day of November, 2017.

Notary Public
My Commission Expires: 7.19.21

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 80170150

SP 11/2015