WARRANTY DEED

Bill Garrett Davidson County
Batch# 38834 DEEDWARR
12/18/2017 02:20:30 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20171218-0128713

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$285,000.00**

Affiant

Subscribed and sworn to before me, this the 15th day of December, 2017.

Notary Public

My commission expires: 3-25-18

(AFFIX SEAL)

MARIE M. HARRIS
NOTARY PUBLIC
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John A. Clark	New Owner	**Map 126-15-0-A Parcel 237.00co**
8240 Canoe Court		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Paul F. Clemmons and wife, Ferlie R. Clemmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John A. Clark

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. 215 on the Plan of Section Five, Boone Trace at Biltmore, of record in Instrument No. 20000622-0062086, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Paul F. Clemmons and wife, Ferlie R. Clemmons, by Deed dated August 16, 2005 from B&B Investment Properties of Brentwood, of record in Instrument No. 20050829-0102900, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20000622-0062086, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement and Right-of-Way to Tennessee Electric Power Company of record in Book 751, Page 396, said Register's Office. (3) Easement granted to Southern Bell Telephone and Telegraph Company of record in Book 756, Page 142, said Register's Office. (4) Drainage Easement of record in Book 3027, Page 260, said Register's Office. (5) All matters shown on the Boundary Plat of record in Book 6900, Page 470, said Register's Office. (6) Grant of Overhead Line Easement of record in Book 8992, Page 62, said Register's Office. (7) Easement and Right of Entry Agreement underground to Viacom Cable of record in Book 9665, Page 420, said Register's Office. (8) Conveyance of common areas to Boone Trace Homeowners Association, Inc. of record in Instrument No. 20011119-0126831, said Register's Office. (9) Declaration of Covenants, Conditions and Restrictions of Boone Trace, of record in Instrument No. 20010717-0075902, said Register's Office. (10) Charter of Boone Trace Homeowners' Association, Inc., of record in Book 9607, Page 534, said Register's Office. (11) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **8240 Canoe Court, Nashville, TN 37221**

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 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 my/our hand(s) this 15th day of **December, 2017.**

Paul F. Clemmons

Ferlie R. Clemmons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Paul F. Clemmons and Ferlie R. Clemmons,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE (CITY), TENNESSEE (STATE) this 15 day of **December, 2017.**

Notary Public

My Commission Expires: 1.18.2019

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Penny Y. Ray, 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 Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-06-2019