Bill Garrett Davidson County
Batch# 39575 DEEDWARR
12/20/2017 08:19:37 AM 2 pgs
Fees: $13.00 Taxes: $6,252.08
20171220-0129371

WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,689,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John M. Clark III Jessica Clark	New Owner	130-08-0-056.00
(NAME)	(NAME)	
4334 Sneed Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Joseph A. Burroughs and wife, Stacy Hicks Burroughs,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John M. Clark III and Jessica Clark, 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 the Northerly one Half (1/2) of Lot No. 19 on the Plan of Belle Meade Annex Subdivision of record in Plat Book 547, Page 66, in the Register's Office for Davidson County, Tennessee. Said part of said lot fronts 100 feet on the easterly side of Sneed Avenue and runs back between parallel lines 300 feet to a dead end.

Being the same property conveyed to Joseph A. Burroughs, single by Warranty deed from William J. Young and wife, Judith J. Young of record in Book 5034, page 880, Register's Office for Davidson County, Tennessee, dated June 11, 1976 and recorded on June 14, 1976. Being the same property conveyed to Joseph A. Burroughs and wife, Stacy Hicks Burroughs by Quitclaim deed from Joseph A. Burroughs of record in Instrument No. 20070627-0076656 Register's Office for Davidson County, Tennessee, dated June 14, 2007 and recorded on June 27, 2007.

unimproved ☐

This is improved ☑ property, known as 4334 Sneed Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 15th day of December, 2017.

Joseph A. Burroughs

Stacy Hicks Burroughs

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph A. Burroughs and Stacy Hicks Burroughs, the bargainor(s), 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 purposes therein contained.

WITNESS my hand and seal this 15th day of December, 2017.

Notary Public
My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-29-2020

File No.: 173924