THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171114112**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,294,100.00. Affiant Subscribed and sworn to before me, this15th day of December, 2017. Notary Public My Commission Expires:

SHAIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner: Richard Wesley Pass and Amy P. Pass 2016 Stonehurst Drive Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13003005000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John M. Clark, III. and Jessica B. Clark, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Wesley Pass and Amy P. Pass, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 7th formerly the 10th Civil District of Davidson County, Tennessee, being parts of lots Nos. 19 and 20 of Block 11 and part of an unnumbered lot immediately North of Lot No. 19 on the Plan of the re-subdivision of part of Royal Oaks as of record in Plat Book 974, Pages 4 and 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Easterly margin of West View Avenue at a point 100 feet North of the Northwest corner or Lot No. 1 of Block 17; thence with the Easterly margin of said Avenue Northwardly 100 feet; thence at right angles Eastwardly 200 feet, thence at right, angles Southwardly 100 feet; thence at right angles Westwardly 200 feet to the beginning.

Being the same property conveyed to John M. Clark, III and Jessica B. Clark, husband and wife by Warranty Deed from Chris G. Smith and wife, Charlotte Smith, recorded on the 31st day of December, 2013 in Instrument No. 20131231-0131178, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2018 and thereafter, for tax parcel identification number 13003005000, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 974, Page(s) 4 and 5.

Bill Garrett Davidson County
Batch# 39579 DEEDWARR
12/20/2017 08:25:43 AM 2 pgs
Fees: $13.00 Taxes: $4,788.17

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Sanitary Sewer, recorded in Book 5787, Page 292.

Easement for Driveway, recorded in Book 6635, Page 928.

This is improved property located at 610 WESTVIEW AVE Nashville TN 37205-3826

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of December, 2017.

John M. Clark, III.

Jessica B. Clark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John M. Clark, III, and Jessica B. Clark, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2017.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018