Bill Garrett Davidson County
Batch# 42301 **DEEDWARR**
12/28/2017 10:08:33 AM 2 pgs
Fees: $13.00 Taxes: $858.40

20171228-0131758

WARRANTY DEED

JORDAN L. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

JM-CLC-17-1711

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 01-06-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeremy Douglas Clark	**Century Lending Company**	
(NAME)	(NAME)	**104-08-0G-025.00-CO**
1711 18th Ave S #D-3	**9931 Corporate Campus Drive, Suite #1200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Louisville, KY 40223**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CONSTANCE P. MCADAMS, ~~AS~~ UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEREMY DOUGLAS CLARK, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit D-3 of Arlington Court Condominiums, as of record in Book 6806, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Constance P. McAdams, unmarried by Warranty deed from James H. Hall, II, unmarried of record in Instrument No. 20021017-0127514 Register's Office for Davidson County, Tennessee, dated October 10, 2002 and recorded on October 17, 2002.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Charter for Arlington Court Homeowners' Association of record in Book 6806, Page 17, in the Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Arlington Court Condominium of record in Book 6806, Page 22, Register's Office for Davidson County, Tennessee.
- By-Laws for The Arlington Court Homeowners' Association, Inc. attached as Exhibit "B" to the aforementioned Master Deed of record in Book 6806, Page 50, Register's Office for Davidson County, Tennessee.
- Plan of Arlington Court Condominium attached as Exhibit "C" to the aforementioned Master Deed of record in Book 6806, page 65, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1711 18th Ave S #D-3, Nashville, Tennessee 37212**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

* Subject property is not the marital residence of the grantor, and ~~as such~~ such, her spouse does not join in the execution of this instrument, as there is no marital interest to convey.

Witness my/our hand(s) this the 22nd DAY OF DECEMBER, 2017.

Constance P. McAdams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CONSTANCE P. MCADAMS, the within named bargainor, 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, this the 22nd of December, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212