WARRANTY DEED

Bill Garrett Davidson County
Batch# 42607 DEEDWARR
12/29/2017 09:12:10 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20171229-0132175

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires May 6, 2019

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rachel R. Smith	Fortera Credit Union	105 05 0 010.00
(NAME)	(NAME)	
1315 15th Avenue South	2050 Lowes Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ricky L. McClintock and wife, Laurel N. McClintock,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel R. Smith , an unmarried person**, unmarried 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:

A Certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the South 50 feet of Lot No. 8, as shown on the map entitled Plat of a Subdivision of Lots 37 and 52 O.B. Hay's Rokeby Addition, of record as Book 547, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 8 fronts 50 feet on the westerly side of 15th Avenue South and extends back 153 feet 4 inches on the southerly line 153 feet 2 inches, more or less, on the northerly line to the easterly margin of an alley, measuring 50 feet thereon.

Being the same property conveyed to Ricky L. McClintock and wife, Laurel N. McClintock by Warranty Deed from Connie Reguli, filed for record 12/29/2009 in Instrument No. 20091229-0117874, Register's Office for Davidson County Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1315 15th Avenue South, Nashville, TN 37212
(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 our hands this 25th day of August, 2017.

Ricky L. McClintock

Laurel N. McClintock

State of Tennessee
County of Davidson

On this 25th day of August, 2017, before me, a Notary public in and for said County and State, personally appeared Ricky L McClintock and Laurel L. McClintock , individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

WITNESS my hand and seal this 25th day of August, 2017.

Notary Public Shannon Philbin
My Commission Expires: May 06, 2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019