**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
17-2245

Bill Garrett Davidson County
Batch# 42626 **DEEDWARR**
12/29/2017 09:36:58 AM 2 pgs
Fees: $13.00 Taxes: $1,383.80

20171229-0132211

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 day of December, 2017

Notary Public
Commission Expires: 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| George H L Porter, Sr.<br>402 Lakehurst Drive<br>Nashville, TN 37206 | new owner | 083-10-0-098.00 |

## WARRANTY DEED

FOR AND IN 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, I/WE,

**Matthew K. Clark and Rachel Clark, husband and wife**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**George H.L. Porter, Sr.**

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:

Being Lots Nos. 99 and 100 and the Southerly 10.00 feet of Lot No. 101, on the Map of McEwen Place of record in Book 332, Page 133, Register' s Office for Davidson County, Tennessee.

Said Lots Nos. 99, 100 and part of 101 front together 70.0 feet on the Westerly side of Lakehurst (formerly North 18th Street) and run back between parallel lines, 128.0 feet to an alley.

Being the same property conveyed to Matthew K. Clark and Rachel Clark, husband and wife by Warranty deed from Jeffrey A. Bergman and Leah Bergman, husband and wife of record in Instrument No. 20150501-0039663 Register's Office for Davidson County, Tennessee, dated April 28, 2015 and recorded on May 01, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 402 Lakehurst Drive, Nashville, TN 37206.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of December, 2017.

Matthew K. Clark

Rachel Clark

STATE OF Illinois
COUNTY OF Kane

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Matthew K. Clark and Rachel Clark** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

21st Witness my hand and official seal at North Aurora (City), Illinois (State) this day of December, 2017.

SHARON D. WOLF
Official Seal
Notary Public – State of Illinois
My Commission Expires Sep 29, 2021

Notary Public
My Commission Expires: 9-29-2021

(Notary Seal)