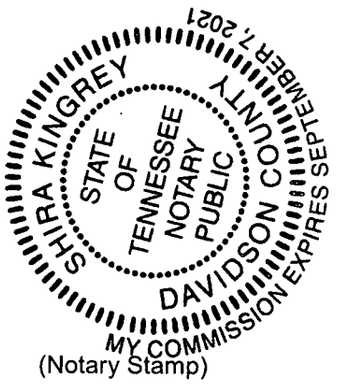
Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 48575 DEEDWARR
01/18/2018 09:19:50 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00
20180118-0005148

SolmonParks File No. 80180181



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $540,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of January, 2018.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jaclyn Clark and Josh Clark	new owner	**091-15-0-332.00**
4803 Elkins Ave		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Damon B. Moberly, married, and Anne Claire Moberly, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jaclyn Clark and Josh Clark, wife and husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING the northeasterly part of Block No. 31 on the Plan of Charlotte Park Company's First Addition of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee.

SAID part of Block No. 31 fronts 100.0 feet on the southerly margin of Elkins Avenue, formerly Second Avenue, and extends back between parallel lines with the westerly margin of 47th Avenue, North, formerly 7th Street, 102.0 feet to a dead line.

BEING the same property conveyed to Damon B. Moberly and wife, Anne Claire Moberly, by Warranty Deed from Steven Hill Wright and wife, Kimberly M. Wright, of record as Instrument No. 20050811-0095353 in the Register's Office for Davidson County, Tennessee; the said Damon B. Moberly and Anne Claire Moberly having since divorced and the said Damon B. Moberly having since remarried.

This is not the marital residence of Damon B. Moberly or Damon B. Moberly's spouse.

SP 11/2015

Damon B. Moberly being one and the same person as Damon Moberly and Anne Claire Moberly being one and the same person as Anne C. Moberly.

This is improved property known as 4803 Elkins Ave, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee..

2. Matters, if any, shown on the Plan of Charlotte Park Company's First Addition of record in Book 57, page 103, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16th day of January, 2018.

Damon B. Moberly

Anne Claire Moberly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Damon B. Moberly and Anne Claire Moberly, the bargainors, 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 the purposes therein contained and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 16th day of January, 2018.

Notary Public

My Commission Expires: 7.19.21

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 80180181

SP 11/2015