**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Rd, Ste 203A**
**Nashville, TN 37215**

**CRT File No. 171214379**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $375,000.00.

Affiant

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

Notary Public
My Commission Expires: 6/2/2018

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 50191 DEEDWARR
01/23/2018 08:46:05 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20180123-0006635

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Thomas Abraham<br>437 Broadmoor Dr.<br>Nashville TN 37216-1509 | GUARANTEED RATE, INC.<br>3940 N Ravenswood<br>Chicago, IL 60613 | Tax Parcel ID No.<br>061-06-0-140.00 |

**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, **Jaclyn Clark and Joshua Clark, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Abraham, a single man and Jason Alexander Blankfort, a married man, as tenants in common** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Gra-Mar Acres, Section 14, of record in Book 4300, Page 53, Register's Office for said County, described as follows:

Said Lot No. 5 fronts 100 feet on the Northerly side of Broadmoor Drive and runs back 357.5 feet on the Easterly line and 341.2 feet on the Westerly line to a dead line in the rear on which it measures 119 feet.

Being the same property conveyed to Jaclyn Clark and Joshua Clark, wife and husband by Warranty Deed from Loretta M. Sullivan, a single woman, recorded on the 5th day of June, 2013 in Instrument No. 20130605-0056715, 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.

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 of GRA-MAR ACRES, SECTION 14, as recorded in Plat Book 4300, Page(s) 53.

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

This is improved property located at 437 Broadmoor Dr. Nashville TN 37216-1509

**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 16th day of January, 2018.

Jaclyn Clark

Joshua Clark

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jaclyn Clark and Joshua Clark, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of January, 2018.

Notary Public

My Commission Expires: _____

