30385-8

Box 14

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171214511**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $341,000.00. John Marshall Affiant Subscribed and sworn to before me, this 26th day of January, 2018. JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Notary Public My Commission Expires: 1/17/21

Bill Garrett Davidson County
Batch# 52383 DEEDWARR
01/29/2018 09:34:47 AM 2 pgs
Fees: $13.00 Taxes: $1,261.70
20180129-0008761

WARRANTY DEED

Address New Owner: John L. Marshall and Heather M. McVay 6805 Alto Vista Drive Nashville TN 37205	Send Tax Bills To: Bank of America PO Box 650070 Dallas, TX 75265-0070	Tax Information: Tax Parcel ID No. 129-15-0-108.00

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, **Stephen W. Clement and April R. Clement, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Heather M. McVay, unmarried, as to an undivided 50% interest, and John Marshall, unmarried, as to an undivided 50% interest, as joint tenants with right of surivorship**, ("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(s) 62, as shown on the map entitled West Meade Highlands, Section 2, of record in Plat Book 3700, pages 124 and 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to STEPHEN W. CLEMENT and wife, APRIL R. CLEMENT, by deed from FRANK S. IRLINGER and wife, ELSIE E. IRLINGER, TRUSTEES U/A/D NOVEMBER 11, 1996, WITH FULL POWER TO SELL, MORTGAGE, OR CONVEY, WITHOUT THE JOINDER OF ANY BENEFICIARY, of record in Instrument No. 20020521-0062093, dated May 15, 2002, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 129-15-0-108.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 3700, pages 124 and 125, said Register's Office.

This is improved property located at 6805 Alto Vista Drive Nashville TN 37205

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 26th day of January, 2018.

Stephen W. Clement

April R. Clement

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen W. Clement and April R. Clement, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of January, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018