THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 P18-8967-BW	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,400,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF February, 2018 Notary Public MY COMMISSION EXPIRES: 10.7.19 (AFFIX SEAL)
Bill Garrett Davidson County Batch# 63423 DEEDWARR 02/28/2018 09:53:35 AM 2 pgs Fees: $13.00 Taxes: $5,180.00 20180228-0018659	ALISON RODGERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig Clark	new owners	
403 Sunnyside Drive		116-11-0-107.00
Nashville, TN 37205		
(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, **Joseph Allen, III and Kirby Wilson Allen, Co-Executors of the Estate of Joseph H. Allen, Jr.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Craig Clark and Amy Powell Clark, husband and wife**

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:

Land in Davidson County, Tennessee being the Easterly 200 feet of Lot No. 12, Block D on the Map of Honeywood Subdivision, not of record, described according to a survey made by James A. Hamilton, Jr., Surveyor dated October 14, 1964, as follows:

Beginning at a point on the Westerly side of Sunnyside Drive, the corner of Lots 11 and 12; thence with the Westerly margin of said Drive, Southwardly 200 feet to the Northeast corner of the property conveyed to Emmons H. Woolwine by Deed from Thomas H. Malone, et al, of record in Book 1001, Page 181, Register's Office for said County; thence with said Woolwine's Northerly like, Westwardly 200 feet; thence Northwardly parallel with said Drive, 200 feet to the line between Lots 11 and 12; thence with said line, Eastwardly 200 feet to the beginning.

Being the same property conveyed to Joseph H. Allen, Jr. and wife, Bettye Johnson Allen by Warranty Deed from Winnie Davis Evans, a widow of record in Book 3865, Page 514, Register's Office for Davidson County, Tennessee, dated February 16, 1965 and recorded on March 21, 1965.

Being the same property conveyed to Bettye Johnson Allen by Quitclaim Deed from Joseph H. Allen, Jr. of record in Book 6550, Page 226, Register's Office for Davidson County, Tennessee, dated May 02, 1985 and recorded on May 06, 1985.

Being the same property conveyed to Joseph H. Allen, Jr. as Trustee of the Bettye Johnson Allen Personal Residence Trust - 1996, dated May 09, 1996 by Quitclaim Deed from Bettye Johnson Allen of record in Book 10047, Page 212, Register's Office for Davidson County, Tennessee, dated May 09, 1996 and recorded on May 13, 1996.

Being the same property conveyed to Joseph H. Allen, Jr., Executor of the Estate of Bettye J. Allen by Trustee's Quitclaim Deed from Joseph H. Allen, Jr., Trustee of the Bettye Johnson Allen Personal Residence Trust-1996 of record in Instrument No. 20060905-0108918, Register's Office for Davidson County, Tennessee, dated August 25, 2006 and recorded on September 05, 2006.

Being the same property conveyed to Joseph H. Allen, Jr. by Executor's Quitclaim Deed from Joseph H. Allen, Jr., Executor of the Estate of Bettye J. Allen of record in Instrument No. 20061218-0155800, Register's Office for Davidson County, Tennessee, dated November 29, 2006 and recorded on December 18, 2006. The said Joseph Allen, Jr. having since died testate on September 16, 2016. Pursuant to his Will, of record in Case Number 16P1602, Probate Court Clerk's Office for Davidson County, Tennessee, Joseph H. Allen, III and Kirby W. Allen are the Co-Executors of his estate and are authorized to convey the property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **403 Sunnyside Drive, Nashville, TN 37205.**

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 the 23rd day of February, 2018.

Estate of Joseph H. Allen, Jr.

Joseph H. Allen III Co-Executor

By Joseph Allen, III, Co-Executor

Kirby Wilson Allen, co-executor

By Kirby Wilson Allen, Co-Executor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph Allen, III, Co-Executor of the Estate of Joseph H. Allen, Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23rd day of February, 2018.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kirby Wilson Allen, Co-Executor of the Estate of Joseph H. Allen, Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23rd day of February, 2018.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BRA-18403