WARRANTY DEED

Bill Garrett Davidson County
Batch# 63432 DEEDWARR
02/28/2018 10:06:27 AM 2 pgs
Fees: $13.00 Taxes: $573.50
20180228-0018673

JANICE H. COLLINS DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2018

Notary Public

MY COMMISSION EXPIRES: 7/5/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Clinkenbeard		148-15-0-079.00
(NAME)	(NAME)	
4966 Barella Drive	New Owner	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Stormie Sheldon Newman,** married, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Clinkenbeard and Thomas Clinkenbeard,** an unmarried man & Thomas V, * 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:

Clinkenbeard, a married man.

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot 29, Haywood Hills, Section One, as shown on plat of record in Plat Book 4460, page 156, amended in Book 5401, page 898, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Vision Homes and Investments, LLC, by Special Warranty Deed from U.S. Bank, N.A., N.D., dated June 5, 2008, of record in Instrument No. 20080616-0061506, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Stormie Sheldon Newman by Quitclaim Deed from Vision Homes and Investments, LLC, dated January 26, 2018, of record in Instrument No. 20180208-0012580, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Plat Book 4460, page 156, amended in Book 5401, page 898, and Restrictions of record in Book 4691, page 667, amended in Book 4851, page 461, all of record in the Register's Office for Davidson County, Tennessee.

The above-described tract or parcel of land is not the Grantors' primary residence.

unimproved ☐

This is improved ☑ property, known as 4966 Barella Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 this 26th day of February, 2018.

Stormie Sheldon Newman

State of California

County of Los Angeles

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Stormie Sheldon Newman, with whom ~~I am personally acquainted~~, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at San Dimas, California, this 26th day of February, 2018.

Notary Public A. Varvi

My Commission Expires: Nov. 29, 2021

File No.: 27083

A. VARVI
COMM. # 2220329
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires NOVEMBER 29, 2021