Bill Garrett Davidson County
Batch# 64285 DEEDWARR
03/02/2018 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20180302-0019708

WARRANTY DEED

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28TH DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Leah S. Crain	Leah S. Crain	142 05 0B 072.00
(NAME)	(NAME)	
8300 Sawyer Brown Rd., Unit M-301	8300 Sawyer Brown Rd, U-M301	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirty-Five Thousand And No/100 Dollars ($235,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **John A. Clark, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Leah S. Crain, a single person**, 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:

Unit No. M-301, together with the Carport designated No. M-301-C, in River Plantation, Section Three, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, County of Davidson, Tennessee, as shown on the Plan of River Plantation, Section Three, Condominium Apartments, recorded in Book 4675, Pages 75, 76, and 77, amended in Book 4675, Pages 103,104, and 105, said Register's Office, and described in a Master Deed recorded in Book 4784, Page 464, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Hudson Clark by Warranty Deed from Mary Frances Bauman Spelta devisee under the Will of Mary Jo Bauman, deceased dated September 15, 2004 and recorded September 24, 2004 as Instrument No. 200409240115505, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Hudson Clark, Trustee U/A/D August 14, 2007 of the John Hudson Clark Revocable Living Trust by Quitclaim Deed from John Hudson Clark, Individually dated August 14, 2007 and recorded August 16, 2007 as Instrument No. 200708160098036, in said Register's Office for Davidson County, Tennessee.

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Further, being the same property conveyed to John A. Clark by Quitclaim Deed from John Hudson Clark, Trustee U/A/D August 14, 2007, of the John Hudson Clark Revocable Living Trust dated May 31, 2012 and recorded June 05, 2012 as Instrument No. 201206050048664, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8300 Sawyer Brown Rd., Unit M-301, Nashville, TN 37221

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, has 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 28th day of February, 2018

John A. Clark

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named John A. Clark, a single man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of February, 2018.

Laurie Mathis Harris
Notary Public

My Commission Expires: 3-25-18

(SEAL)

LAURIE M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File Number: FRN-181406SSO

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

