WARRANTY DEED

Bill Garrett Davidson County
Batch# 64992 DEEDWARR
03/05/2018 10:19:26 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20180305-0020360

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2018

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Natalie Hall Cleckner	New Owner	90-15-134.00
(NAME)	(NAME)	
438 Capri Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Valerie V. Hansen, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Chase Barton Cleckner and Natalie Hall Cleckner, 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 Lot No. 1140 on the plan of Charlotte Park, Section 16, of record in Book 3300, page 97, Register's Office of Davidson County, Tennessee.

Said Lot No. 1140 fronts 75.0 feet on the southeasterly margin of Capri Drive and extends back 150.05 feet on the northeasterly line and 149.95 feet on the southwesterly line to a dead line in the rear, measuring 75.0 feet thereon.

Being the same property conveyed to Valerie V. Hansen by Warranty Deed from Clifton A. Wade, dated March 25, 1998, filed for record on March 27, 1998 in Book 10856, page 996, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 438 Capri Drive, Nasbille, TN 37209
(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 my/our hands this 28th day of February, 2018.

Valerie V. Hansen

ACKNOWLEDGMENT

State of Tennessee
County of Davidson

Personally appeared before me Valerie V. Hansen, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of February, 2018.

Notary Public Leslie C. Loughlin

My Commission Expires: 1/3/22

File No.: 38628

LESLIE C. LOUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022