Bill Garrett Davidson County
Batch# 72991 DEEDWARR
03/26/2018 10:38:31 AM 2 pgs
Fees: $13.00 Taxes: $2,090.50
20180326-0028051

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00

Alexis M. Cantrell
Affiant

Subscribed and sworn to before me, this 23rd day of March, 2018

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 3-8-21
(AFFIX SEAL)

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Sidney T. Smith 2028 Greenwood Avenue Nashville, TN 37206	New Owner	083-03-0-069.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Robert A. Clipper, unmarried man,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Sidney T. Smith and Jennifer Sime,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Pontotoc Subdivision of record in Plat Book 547, Page 113, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert A. Clipper, unmarried man by Warranty deed from Alexander G. Griffin and Stefanie Kisselburg, husband and wife of record in Instrument No. 20150409-0031313 Register's Office for Davidson County, Tennessee, dated April 08, 2015 and recorded on April 09, 2015.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2028 Greenwood Avenue, Nashville, Tennessee 37206

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 hand(s) this 23rd day of March, 2018.

Robert A Clipper by Caroline M Clipper as Attorney-in-Fact

Robert A. Clipper by Caroline M. Clipper as
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Caroline M. Clipper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Robert A. Clipper, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Robert A. Clipper, the bargainor, by the said Caroline M. Clipper, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 23rd day of March, 2018.

Jennifer L Stacey

Notary Public

My Commission Expires: 10/3/21

JENNIFER L. STACEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY