Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2018.

Notary Public
MY COMMISSION EXPIRES:
File No. G18-1374D

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

Bill Garrett Davidson County
Batch# 75037 DEEDWARR
04/02/2018 08:17:10 AM 2 pgs
Fees: $13.00 Taxes: $410.70
20180402-0029761

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| TN Real Estate Now, a Tennessee limited liability company (NAME) | New Owner (NAME) | 043-05-0-151.00 |
| 232 Roosevelt Avenue (STREET ADDRESS) | PO Box 150979 (STREET ADDRESS) | |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | Nashville, TN 37215 (CITY) (STATE) (ZIP) | |

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **James Clarence Clark, unmarried, and Ellsworth Clark, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TN Real Estate Now, a Tennessee limited liability company**, 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. 20 on the plan of BLOCK "B" KENNASTON ESTATES, as shown by plat of record in Plat Book 843, Page 83, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James Clarence Clark, unmarried and Ellsworth Clark, married from Charles Cornelius Chenault, Jr., Charles C. Chenault, Jr., Trustee of the Pauline Bradley Chenault Trust created by the Elisabeth C. Chenault Revocable Living Trust Agreement, dated April 4, 1996, Charles Cornelius Chenault and Ewing C. Chenault, Co-Successor Trustees of The Elisabeth C. Chenault Revocable Living Trust Agreement" dated April 4, 1996 and as Co-Successor Trustee of the Pauline Bradley Chenault Trust, Charles Cornelius Chenault, Jr., Jomelia Duke Chenault, Trustee, Ewing Callendar Chenault and Pauline Bradley Chenault, by Deed dated February 22, 2010, as Instrument No. 20100226-0014931, in the Register's Office for Davidson County, Tennessee.
This is not the marital homestead of Ellsworth Clark.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 843, page 83, Register's Office for Davidson County, Tennessee.
2. Easement for sanitary sewers/storm drainage as recorded in Book 4834, page 478, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

The signature of Ellsworth Clark is signed by his/her duly appointed Attorney-in-fact James Clarence Clark, pursuant to the Power of Attorney recorded in Instrument #_____, said Register's Office.

This is improved property, known as 232 Roosevelt Avenue, Madison, TN 37115.

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. Whenever 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 30th day of March, 2018.

a J C Clark

James Clarence Clark

March 30, 2018
Date

ELLSWORTH CLARK

By: Ellsworth Clark by J C Clark A/F

James Clarence Clark, Attorney-in-Fact

March 30, 2018
Date

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STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named James Clarence Clark , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of March, 2018.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY COMM. EXP. 8-21-18

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STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named James Clarence Clark, Attorney-in-Fact for Ellsworth Clark, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of March, 2018.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY COMM. EXP. 8-21-18

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**