Bill Garrett Davidson County
Batch# 75899 DEEDWARR
04/03/2018 12:14:23 PM 2 pgs
Fees: $13.00 Taxes: $444.00

20180403-0031089

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810271

WARRANTY DEED

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2018.

NOTARY PUBLIC

My commission expires: 5-8-18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judy A. Ade 1125 Cabana Drive Nashville, TN 37214	guaranty Trust 3500 Pkwy Ln # 415 Norcross, GA # 30092	108-03-0-046.00

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Thousand and 00/100 Dollars ($120,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **COURTNEY CLARK, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JUDY A. ADE, AN UNMARRIED PERSON**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 94A Zone Lot Division Lot No. 94, Patio Villa, Section Five, as shown by plat of record in Plat Book 6250, page 490, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Courtney Clark, unmarried, by Warranty Deed from Janet Ruth Pollard Carr and husband, Bryan S. Carr, dated 11/28/2006, recorded 12/19/2006, of record in Instrument No. 20061219-0156344, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1125 Cabana Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 29th day of March, 2018.

COURTNEY CLARK

STATE OF WA
COUNTY OF King

Personally appeared before me, a Notary Public, Courtney Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29th day of March, 2018.

Notary Public

LeAnn M Groby
Printed Notary Name

My commission expires: 2.2.21

Notary Public
State of Washington
LEANN M GROBY
My Commission Expires
February 2, 2021