Bill Garrett Davidson County
Batch# 76029 DEEDWARR
04/03/2018 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $194.86
20180403-0031333

WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,665.57

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy L. Clark	Same	
(NAME)	(NAME)	
421 Beth Dr.		05416003600
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN. 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we, **Alfred M. Clark and Willa Dean Clark, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Timothy L. Clark, an unmarried man**, hereinafter called the GRANTEE(S), 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 all of Lot No. 24-B on the Plan of Zone Lot Division Lot 24, Lake Country, of record in Plat Book 5200, Page 493, and Amended in Plat Book 5800, Page 354, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alfred M. Clark and Willa D. Clark, husband and wife by Cash Deed from Alphonso Jackson, acting Secretary of Housing and Urban Development, of Washington, D.C. dated 12/30/2003 recorded 01/13/2004, of record in Instrument No. 20040113-0005197, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 5800, Page 354 and amending Plat Book 5200, Page 493, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 6095, Page 656, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 6213, Page 623, in the Register's Office for Davidson County, Tennessee. Charter of the Lake Country Homeowners' Association of record in Book 7289, Page 990, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4659 Woodview Circle, Old Hickory, TN 37138

(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 29th day of March, 2018.

Alfred M. Clark

Alfred M. Clark

Willa Dean Clark

Willa Dean Clark

State of Tennessee
County of Wilson

Personally appeared before me Alfred M. Clark and Willa Dean Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

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

Tracey Trumpour

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County