WARRANTY DEED

Bill Garrett Davidson County
Batch# 77631 **DEEDWARR**
04/10/2018 09:32:37 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20180410-0033559

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF FLORIDA
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/23/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0144

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Emily A. McGinley	Same	135160B09300
(NAME)	(NAME)	
588 Flintlock Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Sixty-Five Thousand And No/100 Dollars ($165,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
SHARON R. CLARK AND MARK CLARK, HER HUSBAND,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
EMILY A. MCGINLEY, A SINGLE WOMAN
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 Unit No. 93 on the Plan of Woodridge at Nashboro Village of record in Plat Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Sharon R. Clark and Mark Clark by deed from Kyle King, of record in Instrument 20141126-0109100, dated November 25, 2014, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20021104-0134724 amended in Instrument 20030610-0080281; 20050520-0056888; Book 4827, Page 14 amended in Book 5469, Page 840; Book 7751, Page 907; and Instrument 20021106-0136459, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20021120-0143949, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 588 Flintlock Court, Nashville, TN 37217
(House No.) (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 our hands this 5 day of April, 2018.

Sharon R. Clark

Mark Clark

TRACEY DELARYE
MY COMMISSION # FF 150178
EXPIRES: August 12, 2018
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharon R. Clark and Mark Clark, her husband, 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 April 5, 2018.

My Commission Expires: August 12, 2018

Notary Public