Bill Garrett Davidson County
Batch# 77670 DEEDWARR
04/10/2018 10:25:28 AM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20180410-0033623

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18109

Send Tax Bills To:
New Owner

New Owner is:
Rickey Lee Clarke
845 Forest Acres Drive
Nashville, TN 37220

MAP: 092-16-0

PARCEL: 199.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Charles Michael Stevens and wife, Priscilla G. Stevens**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Rickey Lee Clarke**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 1817 Broadway, Nashville, TN 37203

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being part of lot No. 144 on the Plan of John Boyd's Home Tract, as of record in book 21, Page 39, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Broad Street 55 feet eastwardly from the easterly margin of 19th Avenue South, formerly Douglas Avenue, being Lem A. Warner's northeast corner; thence with his easterly line southwardly 125 feet, continuing with his line southwestwardly 17 feet 8 inches to his southeast corner on the northerly margin of a 10 foot alley; thence with said alley eastwardly 18 feet, more or less, to what was formerly W.W. Dillon's northwest corner; thence eastwardly and parallel to the southerly line of said Lot No. 144 to the westerly line of the lot conveyed to Dora V. Grimes by the Northwestern Mutual Life Insurance Company by deed recorded in book 239, page 179, and Register's Office; thence northwardly along said westerly line to a point in the southerly line of Broad Street, 58 feet 9 inches westwardly from the northeast corner of said Lot No. 144; thence in a southwesterly direction with the southerly margin of Broad Street 43 feet 3 inches to the beginning.

Being a portion of the same property conveyed to Charles P. Stevens and wife, Margaret C. Stevens and William B. Stevens and wife, Wilma Aileen Stevens by Installment deed from Marjorie Luton Shaffer of record in Book 3872, page 75 Register's Office for Davidson County, Tennessee, dated March 15, 1965 and recorded on March 19, 1965.

Charles P. Stevens inherited the one-half interest of his parents William B. Stevens and Wilma Aileen Stevens who both predeceased him. Margaret Craig Stevens inherited the interest of Charles P. Stevens, her husband, who predeceased her in Will of record in the Probate Court of Davidson County, Tennessee in case #98P1766. Charles Michael Stevens inherited the interest of his mother, Margaret Craig Stevens pursuant to her Will probated in the Probate Court of Davidson County, Tennessee in case #07P1390.

Being the same property conveyed to Teresa J. McGriff, Trustee and further conveyed to Charles Michael Stevens and wife, Priscilla G. Stevens by Quitclaim deed from Charles Michael Stevens of record in Instrument No. 20140521-0043552 Register's Office for Davidson County, Tennessee, dated May 12, 2014 and recorded on May 21, 2014

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29 day of March, 2018.

GRANTOR:

Charles Michael Stevens

Priscilla G. Stevens

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Charles Michael Stevens and Priscilla G. Stevens**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29 day of March, 2018.

Notary Public

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,350,000.00.

Affiant

SWORN TO and subscribed before me this 29 day of March, 2018.

NOTARY PUBLIC

My commission expires:

Margaret R. Means
State of Tennessee
Notary Public
Davidson County
My Commission Expires September 7, 2021