WARRANTY DEED

Bill Garrett Davidson County
Batch# 79358 **DEEDWARR**
04/10/2018 12:52:41 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20180410-0033752

O-VRES-18-422

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 07/06/2020

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph W. Shaw, Jr. **Randi M. Block**	**Farmington Mortgage, a Division of CapStar Bank**	
(NAME) **422 East Campbell Road**	(NAME) **2002 Richard Jones Road, Suite 300A**	**42-4-111.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Nashville, TN 37215**	
(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 consideration, the receipt of which is hereby acknowledged, **WILLIAM D. KLICKER AND KIM D. KLICKER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH W. SHAW, JR., AN UNMARRIED MAN AND RANDI M. BLOCK, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3 on the Plan of Ussery Subdivision, of record in Instrument No. 20040402-0037238, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to William D. Klicker and Kim D. Klicker by Special Warranty Deed from LaSalle Bank National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, recorded May 5, 2009 in Instrument No. 20090505-0041283, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plans of record in Plat Book 8250, Page 292, Plat Book 11190, Page 77 and Instrument No. 20040402-0037238, Register's Office for Davidson County, Tennessee;
- Covenants. conditions, restrictions, easements or servitudes, if any, appearing in the public records, Register's Office for Davidson County, Tennessee;
- Taxes for the year 2018 and thereafter, not yet due and payable;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **422 East Campbell Road, Madison, Tennessee 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 GRANTEE(S), their heirs and 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), 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 my/our hand(s) this the 6th DAY OF APRIL, 2018.

William D. Klicker by John Gleaves, Attorney In Fact

Kim D. Klicker by John Gleaves, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM D. KLICKER AND KIM D. KLICKER, and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIAM D. KLICKER AND KIM D. KLICKER.

Witness my hand and official seal, this the 6th of April, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212