Bill Garrett Davidson County
Batch# 81387 DEEDWARR
04/16/2018 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20180416-0035660

WARRANTY DEED

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-13-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Margaret Bloomfield Smotherman, Trustee	New Owner	172 05 0A 048.00
(NAME)	(NAME)	
313 Red Feather Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Thirty Thousand And No/100 Dollars ($430,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **David A. Clark, Jr. and Holly W. Clark, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Margaret Bloomfield Smotherman, and her successors, as Trustee of the Mara Bloomfield Smotherman Separate Property Trust dated 12/13/16, as amended**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A 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. 48 on the Plan of Final Plat of First Revision Phase Three, Oakmont Subdivision, a Residential Planned Unit Development of record in Plat Book 9700, Page 881, Revised at Instrument No. 200710300127754, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David A. Clark, Jr. and Holly Walker Clark, husband and wife by Warranty Deed from John S. Croley and Elizabeth A. Croley, husband and wife dated January 28, 2014 and recorded February 11, 2014 as Instrument No. 20140211-0011955, in said Register's Office for Davidson County, Tennessee. *Notary Certificate of Correction recorded March 24, 2014 in Instrument No. 20140324-0023811, in said Register's Office.*

Further, being the same property conveyed to David A. Clark Jr. and Holly W. Clark, husband and wife, as joint tenants with rights of survivorship by Quit Claim Deed from David A. Clark, Jr. and Holly Walker

File Number: FRN-182359SSO

Clark, aka Holly W. Clark, husband and wife dated October 22, 2015 and recorded October 28, 2015 as Instrument No. 20151028-0109715, in said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 313 Red Feather Lane, Brentwood, TN 37027

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, has 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 12th day of April, 2018.

David A. Clark, Jr.

Holly W. Clark

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named David A. Clark, Jr. and Holly W. Clark, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of April, 2018.

Notary Public

My Commission Expires: 3-13-22

(SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

File Number: FRN-182359SSO

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

