Bill Garrett Davidson County
Batch# 87578 DEEDWARR
05/02/2018 03:12:12 PM 2 pgs
Fees: $13.00 Taxes: $723.35

20180502-0041915

FOR OFFICIAL USE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS April 25, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20
(AFFIX SEAL)

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

# *WARRANTY DEED*

*This Instrument Prepared By and Return To:*

FOUR STAR TITLE

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #18-0124

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nell P. Clark | new owner | 135-12-B-60.00CO |
| (NAME) 2040 Nashboro Blvd | (NAME) 509 Cota Lane | |
| (ADDRESS) Nashville,TN 37217 | (ADDRESS) Vista, CA 92083 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Terri Breeden and W. Frank Breeden, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nell P. Clark, an unmarried person,** 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. 60 on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village, Tract 7, as of record in Plat Book 11700, Pages 49 and 50, which amends the plan in Book 4660, Page 156, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Terri Breeden and W. Frank Breeden, wife and husband, by Warranty Deed from Robert B. Batson and wife, Lauwana A. Batson, dated November 12, 2009, filed of record in Instrument No. 20091118-0106276, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as 2040 Nashboro Blvd, Nashville, TN 37217
(House Number) (Street) (City, State) (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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-18-2040

IN WITNESS WHEREOF, this instrument has been executed on this the 27th day of April, 2018.

Terri Breeden

W. Frank Breeden

STATE OF Ohio
COUNTY OF Cuyahoga

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Terri Breeden and W. Frank Breeden,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 27th day of April, 2018.

NOTARY PUBLIC

My Commission Expires: 01/24/2022

NOTARIAL SEAL
STATE OF OHIO

SUSAN L. KELLNER
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
January 24, 2022