THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34209-04-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Affiant Subscribed and sworn to before me this 26th day of April, 2018. Notary Public My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 9, 2021

WARRANTY DEED

Address New Owner: Katherine Clark 511 Village Court Nashville, TN 37206	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 094 01 0 271 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michele K. Barone, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katherine Clark, a single woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 511 Village Court, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 89134 **DEEDWARR**
05/07/2018 10:35:58 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00

20180507-0043323

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of April, 2018.

Michele K. Barone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michele K. Barone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of April, 2018.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Revised Plan of Shelby Village No. One, of record in Book 1835, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michele K. Barone, a single woman, by deed dated September 18, 2014 from Samuel H. Miller and Jessica S. Miller, husband and wife, of record in Instrument No. 20140918-0085816, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assigned by Grantee. Map and Parcel No. 094 01 0 271 00.
2. All matters appearing on the Plan of record as Book 1835, page 63, Register's Office for Davidson County, Tennessee.