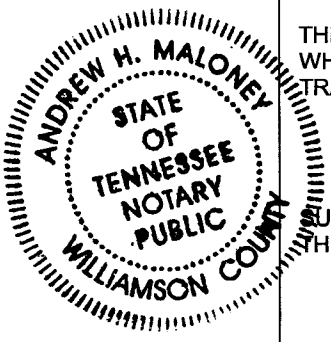
Bill Garrett Davidson County
Batch# 94366 DEEDWARR
05/18/2018 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $924.63
20180518-0047835

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/5/18
(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).
Jon J. Clausen	Navy Federal Credit Union	062 02 0A 339.00
(NAME)	(NAME)	
3104 Barksdale Harbor Drive	5505 Heritage Oaks Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Pensacola, FL 32526	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty-Nine Thousand Nine Hundred And No/100 Dollars ($249,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Carolyn Carter Wood, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jon J. Clausen**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 400, on the plan for River Trace Estates, Phase 2, Section 6, as shown by plat of record in Instrument No. 20010605-0058138, of the Register's Office of Davidson County, Tennessee, to which plat reference in hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Carolyn Carter Wood, an unmarried woman by Warranty Deed from Cain Properties, Inc., dated May 30, 2003 and recorded June 3, 2003, in Instrument No. 20030603-0075306, in said Register's Office for Davidson County, Tennessee.

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 3104 Barksdale Harbor Drive, Nashville, TN 37214

File Number: FRN-182930SSO

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, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 15th day of May, 2018.

Carolyn Carter Wood

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 Carolyn Carter Wood, an unmarried woman, 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 15th of May, 2018.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

File Number: FRN-182930SSO

I, **Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone — My commission expires: 5-3-2021
Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.