(1)

WARRANTY DEED

Bill Garrett
Batch# 98526
05/31/2018 10:36:10 AM
Fees: $13.00 Taxes: $962.00

Davidson County
DEEDWARR
2 pgs

20180531-0051843

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF May, 20 18.

Notary Public

MY COMMISSION EXPIRES: 6/24/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marshall Claunch and Beth Claunch	Same as new owner	
(NAME)	(NAME)	
333 Binkley Drive		147-01-216.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **PATRICIA J. MOORE, NKA PATRICIA MOORE BRADLEY, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARSHALL CLAUNCH AND BETH CLAUNCH, HUSBAND AND WIFE,** 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 Lot No. 329 on the Plan of Caldwell Hall Section Three of record in Book 2900, Page 131, Register's Office for said County.

Said Lot No. 329 fronts 85.0 feet on the Southerly margin of Binkley Drive and extends 183.1 feet on the Easterly line and 176.7 feet on the Westerly line to a dead line in the rear, measuring 85 feet thereon.

Being the same property conveyed to Patricia J. Moore by Warranty Deed from Kim Davis, unmarried, recorded on the 18th day of April, 2001 in Instrument No. 20010418-0038344, in the Register's Office of Davidson County, Tennessee. Patricia J. Moore has since married and is nka Patricia Moore Bradley.

This was never the marital residence for the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 333 Binkley Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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.

Witness my hand this 25 day of May, 2018.

Patricia Moore Bradley

PATRICIA MOORE BRADLEY

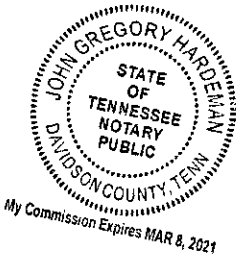
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Moore Bradley, the bargainor, 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 and official seal at Nashville, Tennessee this 25 day of May, 2018.

Commission expires:



Notary Public