WARRANTY DEED

File #18196

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2018.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole Lambright	Renasant Bank	135-11-0C-060.00-CO
(NAME)	(NAME)	
175 Nashboro Greens	2001 Park Place North, Suite 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Birmingham, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 100010 DEEDWARR
06/04/2018 03:37:55 PM 2 pgs
Fees: $13.00 Taxes: $749.25

20180604-0053271

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, **I, Clayton J. Clark, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicole Lambright, an unmarried woman,** 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:

Land in Davidson County, Tennessee, being Unit No. 217 on the Horizontal Property Regime Private Element Plat, Nashboro Village Tract 18, Phase Two of record in Plat Book 9700, Page 968, and amended in Instrument No. 20010423-0039877, 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 Clayton J. Clark,unmarried by Quitclaim deed from Clayton J. Clark and Steven Clark of record in Instrument No. 20140708-0059972 Register's Office for Davidson County, Tennessee, dated June 30, 2014 and recorded on July 8, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 175 Nashboro Greens, Nashville, TN 37217

(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 1st day of June, 2018.

Clayton J. Clark

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Clayton J. Clark**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 2018.

My commission expires: 8-4-20

Notary Public



RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027