SolmonParks File No. 18-001093-528

Bill Garrett Davidson County
Batch# 105207 **DEEDWARR**
06/15/2018 11:12:26 AM 2 pgs
Fees: $13.00 Taxes: $1,664.63

20180615-0057726

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $449,900.00.

Affiant

Subscribed and sworn to before me, this 8th day of June, 2018.

Notary Public

My commission expires: 8.4.20

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG 4, 2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Clayton Joseph Clark and Nicholas J. Ward	NEW OWNER	**P/O 072-16-0-136.00**
1424 Harwood Drive		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Shawn Meehan, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Clayton Joseph Clark, an unmarried man and Nicholas J. Ward, an unmarried man, as joint tenants with rights of survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit B, on the Plan of the Homes at 1422 Harwood Drive, a Horizontal Property Regime with Private Elements. according to Declaration of Covenants, Conditions and Restriction for said Homes at 1422 Harwood Drive, of record in Instrument No. 20170707-0068552, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1422 Harwood Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170707-0068552, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

BEING a portion of the same property conveyed to Shawn Meehan by Warranty Deed from James S. Ayers of record in Instrument No. 20170707-006851 in the Register's Office for Davidson County, Tennessee.

The subject property is not now, nor has it ever been, the marital residence of Grantor or Grantor's spouse.

This is improved property known as 1424 Harwood Drive, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 8th day of June, 2018.

Shawn Meehan

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, Shawn Meehan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 8th day of June, 2018.

Notary Public
My Commission Expires: 9-26-2018

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires September 26, 2018

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SP 11/2015