Bill Garrett Davidson County
Batch# 105348 DEEDWARR
06/15/2018 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20180615-0057944

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $355,000.00. Pam Sidhu Affiant Subscribed and sworn to before me, this the 5th day of June, 2018. Notary Public My commission expires: 12/10/2019

D THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lily Noel Jordan Noel	Legacy Home Loans	
415 Scott Avenue	3119 Isabella Ln. Ste 105	083-02-0-255.00
Nashville, TN 37206	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LAUREN P. CLANTON ANF GREG SMITH, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LILY NOEL AND JORDAN NOEL, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Parts of Lots Nos. 1 and 2 on the Unrecorded Map showing Subdivision of Lots Nos. 16 and 17 of the Brownsville Plan, of record in Plat Book 21, Page 9, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point on the Westerly margin of Scott Avenue, 565 feet North of the Northwest corner of said Avenue and Greenwood Avenue, being the Northeast corner of the lot conveyed to Stewart McDonald by deed of record in Book 1118, Page 651, said Register's Office; thence at right angles Westerly 155 feet to a point in the Easterly line of the Howe Property; thence Northerly parallel to the Westerly margin of Scott Avenue, 60 feet to a point in the Southerly margin of an alley; thence Easterly along the Southerly margin of said alley, 155 feet to the Westerly margin of Scott Avenue; thence Southerly along the Westerly margin of said Avenue, 60 feet to the point of beginning.

Being the same property conveyed to Lauren P. Clanton, unmarried by Warranty Deed from John David Rivers Barrett, married, of record in Instrument No. 20151016-0105323, Register's Office for Davidson County, Tennessee, dated October 12, 2015 and recorded on October 16, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 415 Scott Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of June, 2018.

Lauren P. Clanton

Greg Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lauren P. Clanton and Greg Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of June, 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

True Copy Certification

I, Mitchell A. Watts, 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 Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

