Return To: 18-0176
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: 9-6-20

Bill Garrett Davidson County
Batch# 109813 **DEEDWARR**
06/28/2018 10:28:57 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20180628-0062416

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc., 7101 Executive Center Drive, Suite 151, Brentwood, TN 3702

File No.: 18-05-016

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Emily Pierdinock-Hagen and Giovanni Gonzalez Galindo	origin Bank	072-12-0-249.00
(NAME) 1910 Pinehurst Drive	(NAME) 1800 N. Hudson Ste 2A	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Monroe LA 71201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten And No/100 Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **CRAIG A. CLEMENTS, AN UNMARRIED MAN,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **EMILY PIERDINOCK-HAGEN AND GIOVANNI GONZALEZ GALINDO, WIFE AND HUSBAND,** 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. 326 on the Plan of Section Three, Burchwood Gardens of record in Plat Book 2900, Page 116, 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 Craig A. Clements and wife, Patricia M. (Lynn) Clements by Warranty Deed from Claude S. Jackson and Albert Lee Knox of record in Book 4896, page 935, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Craig A. Clements by Quitclaim Deed from Patricia M. (Lynn) Clements of record in Book 9494, page 278, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1910 Pinehurst Drive, Nashville, TN 37216
(House No.) (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 our hands this 20 day of June, 2018.

Craig A. Clements

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Craig A. Clements, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 20th of June, 2018.

Notary Public

My Commission Expires: 6/22/20

(SEAL)

