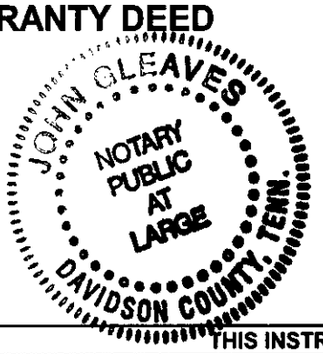
WARRANTY DEED



B-RE-18-233-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Staria Christian Clark and Matthew Lawrence Hoiles	**New Owner**	
(NAME) **1101 Laurel St., Unit 404**	(NAME)	**083-06-0-099.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LORENA KEENAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STARIA CHRISTIAN CLARK, UNMARRIED, WITH A 50% UNDIVIDED INTEREST AND MATTHEW LAWRENCE HOILES, MARRIED, WITH A 50% UNDIVIDED INTEREST ALL AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 on the Plan of Roy F. Williams Subdivision of the Hunter Tract of record in Plat Book 547, Page 13, 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 Lorena Hollingsworth, unmarried by Warranty deed from Paul Benton Foster, married of record in Instrument No. 20090619-0057452 Register's Office for Davidson County, Tennessee, dated June 15, 2009 and recorded on June 19, 2009.

**The said Lorena Hollingsworth is now known as Lorena Keenan.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 13, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **233 Chapel Avenue, Nashville, Tennessee 37206**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Bill Garrett Davidson County
Batch# 109832 **DEEDWARR**
06/28/2018 10:44:46 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00



20180628-0062440

Witness my/our hand(s) this the 26th DAY OF JUNE, 2018.

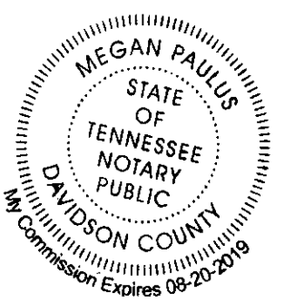
Lorena Keenan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LORENA KEENAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of June, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212