Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0452-18

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Bill Garrett Davidson County
Batch# 113290 **DEEDWARR**
07/09/2018 09:26:17 AM 2 pgs
Fees: $13.00 Taxes: $924.63

20180709-0065814

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of July, 2018

KEVIN MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires
My Commission Expires Nov 5, 2019

Address of New Owner	Send Tax Bills To:	
Brooke Koblitz 8326 Oak Knoll Drive Brentwood, TN 37027	SAME	Map/parcel: 181-14-0A-009.00 CO

WARRANTY DEED

FOR AND IN 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/WE

Carissa H. Clark and Matthew W. Clark, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brooke C. Koblitz, unmarried

HEREINAFTER CALLED THE GRANTEE(S), her 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. 9 on the Plan of The Villas at Concord Place, Phase 1, of record in Instrument Number 20050922-0114218, Exhibit "A-1" to the Declaration of Protective Covenants, Conditions and Restrictions, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description and placement of said lot.

BEING the same property conveyed to Carissa H. Clark and Matthew W. Clark, wife and husband, by Warranty Deed from Robert Fresorger, now married, and wife, Jayna Fresorger, dated 6/2/15 and recorded 6/4/15 in Instrument Number 20150604-0052272, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8326 Oak Knoll Drive Brentwood, TN, 37027

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 I/We so 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 my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6th day of July, 2018

Carissa H. Clark

Matthew W. Clark

STATE OF TENNESSEE Illinois
COUNTY OF Davidson Cook

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Carissa H. Clark and Matthew W. Clark, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 6th day of July, 2018

Notary Public

My Commission Expires: May 17, 2020

TONYA L JOHNSON
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
May 17, 2020