RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TW180594

Bill Garrett Davidson County
Batch# 116294 DEEDWARR
07/13/2018 11:51:02 AM 2 pgs
Fees: $13.00 Taxes: $821.40

20180713-0068162

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00.

Ashadkell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2018.

NOTARY PUBLIC

My commission expires: 3/31/20

TONJA COX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES MARCH 31, 2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Korby Clements 3148 Penn Meade Way Nashville, TN 37214	Korby Clements 3148 Penn Meade Way Nashville, TN 37214	052 13 0B 389.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Two Thousand and 00/100 Dollars ($222,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ROHNER REAL ESTATE GROUP LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KORBY CLEMENTS, A SINGLE WOMAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee and being Lot 4 on the Plan of River Glen, Phase 6, of record at Instrument No. 20050602-0062805, and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which River Glen, Phase 6 is submitted by Declaration of Submission of record as Instrument No. 200507130081132, said Register's Office.

Being that same property conveyed to Rohner Real Estate Group, LLC, by Warranty Deed from Ann Roux and Marc Roux, wife and husband, dated September 24, 2015 and recorded at Instrument No. 201509290098584, Registers Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 11th day of July, 2018.

ROHNER REAL ESTATE GROUP LLC

By: Devin Rohner
Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Devin Rohner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of Rohner Real Estate Group LLC, the within named bargainor and that he as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as, Member.

WITNESS my hand and seal, this the 11th day of July, 2018.

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19