Bill Garrett Davidson County
Batch# 118258 DEEDWARR
07/19/2018 09:51:59 AM 2 pgs
Fees: $13.00 Taxes: $529.10
20180719-0070349

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0617

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gideon Klein, an unmarried man	NEW OWNER	#06002004600
(NAME) 3203 Moorewood Drive	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FORTY-THREE THOUSAND AND NO/100 DOLLARS ($143,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
GWENDOLYN M. CLARKE AND GWENDOLYN C. CLARKE, BOTH UNMARRIED,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
GIDEON KLEIN, AN UNMARRIED MAN,
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, as follows:

Being Lot No. 358 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, Page 5, Register's Office for Davidson County, Tennessee, as re-subdivided in Plan of record in Book 3106, Page 36, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 358 fronts 74.59 feet on the northwesterly margin of Moorewood Drive and runs back between lines measuring 117.2 feet on the northeasterly side and 159.5 feet on the southwesterly side, the latter being a broken line to a dead line in the rear on which it measures 68.2 feet.

Being the same property conveyed to Gwendolyn M. Clarke, married, and Gwendolyn C. Clarke, unmarried, as tenants in common with right of survivorship, by Quitclaim Deed from Charles H. Clarke, and wife, Gwendolyn M. Clarke, of record in Instrument 20171117-0118275, said Register's Office, dated November 16, 2017. See also prior deeds of record in Instrument 200006020055152, dated June 1, 2000, and Book 7178, Page 889, said Register's Office, dated March 20, 1987.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3300, Page 5, as re-subdivided in Book 3106, Page 36, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3203 Moorewood Drive, Nashville, TN 37207
(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 18th day of July, 2018.

Gwendolyn M. Clarke

Gwendolyn M. Clarke

Gwendolyn C. Clarke

Gwendolyn C. Clarke

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gwendolyn M. Clarke and Gwendolyn C. Clarke, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of July, 2018.

My Commission Expires: 5-2-22

Notary Public

ZANA C. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.