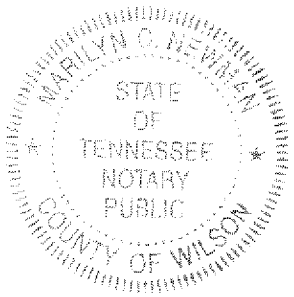
Bill Garrett Davidson County
Batch# 119063 DEEDWARR
07/23/2018 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20180723-0071229

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-17-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Denning	Richard Denning	075-07-O-164.00
(NAME)	(NAME)	
4356 Baton Rouge Dr.	4356 Baton Rouge Dr.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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 considerations, the receipt of which is hereby acknowledged, we, **Claude Edward Clark and Nancy Jane Clark, Trustees of The Claude Edward Clark and Nancy Jane Clark Joint Revocable Inter-vivos Living Trust U/A/D April 4, 1996**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Richard Denning and Laura Denning, husband and wife**, hereinafter called the GRANTEE(S), 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 all of Lot No. 79 on the Plan of Section 4, Highlands of Tulip Grove, of record in Plat Book 4860, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Claude Edward Clark and wife, Nancy Jane Clark, Trustees of the Revocable Inter-vivos ("Living") Trust U/A/D April 04, 1996 by Quitclaim Deed from Claude E. Clark and wife, Nancy J. Clark, Individually, dated 04/04/1996 recorded 04/08/1996, of record in Book 10008, Page 148, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Claude E. Clark and wife, Nancy J. Clark by Warranty Deed from James R. Parker and wife, Betty B. Parker, dated 12/30/1988 recorded 01/04/19

Subject to: (1) All matters shown on the plat of record in Plat Book 4860, Page 85, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions of record in Book 4793, Page 157, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (3) Covenants, conditions, easements and restrictions of record in Book 5020, Page 56, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (4) Covenants, conditions, easements and restrictions of record in Book 5089, Page 592, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (5) Easement contained in Warranty Deed of record in Book 4128, Page 813, in the Register's Office for Davidson County, Tennessee; (6) Easement contained in Installment Deed of record in Book 4432, Page 808, Book 4648, Page 395, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4356 Baton Rouge Dr., Hermitage, TN 37076
(House Number) (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 GRANTEE(S), 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), 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 16 day of July, 2018.

Claude E. Clark, Trustee of the Claude Edward Clark and Nancy Jane Clark Joint Revocable Inter-vivos Living Trust U/A/D April 4, 1996

Nancy Jane Clark, Trustee of The Claude Edward Clark and Nancy Jane Clark Joint Revocable Inter-vivos Living Trust U/A/D April 4, 1996

State of Tennessee
County of Wilson

On this 16 day of July, 2018 before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Claude E. Clark and Nancy Jane Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon their oath, acknowledged themselves to be be Trustees of The Claude Edward Clark and Nancy Jane Clark Joint Revocable LivingTrust U/A/D April 4, 1996 , the within named bargainor and that they as such Trustees, as duly authorized executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 5-17-21

MARILYN C. PERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

201807230071229

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila McCord

Notary Public

My commission expires: 3/9/19

