Bill Garrett Davidson County
Batch# 120258 DEEDWARR
07/24/2018 01:23:30 PM 2 pgs
Fees: $13.00 Taxes: $2,541.90
20180724-0072167

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $687,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF MARCH, 2018. NOTARY PUBLIC MY COMMISSION EXPIRES March 3, 2020

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9359

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Meredith Anne Alger and Spencer Cowles Karney	SWBC Corp	
1635 S. Observatory Drive	9311 San Pedro #100	11715008500
Nashville, TN 37215	San Antonio, TX 78216	

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 ACKNOWLEDGE, WE,

DAVID H. CLIMER, AND WIFE, REBECCA S. CLIMER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MEREDITH ANNE ALGER, AN UNMARRIED WOMAN, AND SPENCER COWLES KARNEY, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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, being Lot No. 14 on the Plan of Green Hills Subdivision of record in Book 547, Page 128, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David H. Climer and wife, Rebecca S. Climer by Warranty Deed from Wilbur F. Creighton, III and Penelope Creighton Dewell, Co-Trustees of the Creighton Family Trust, and Wilbur F. Creighton, III and Penelope Creighton Dewell, as Individuals, recorded on the 29th day of March, 2005 in Instrument No. 20050329-0034069, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, GREEN HILLS SUBDIVISION, as recorded in Plat Book 547, Page(s) 128, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property known as 1635 S. Observatory Drive, Nashville, TN 37215

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the ____ day of March, 2018.

X _____

David H. Climer

X _____

Rebecca S. Climer

STATE OF SOUTH CAROLINA

* COUNTY OF Beaufort

Personally appeared before me, a Notary Public of said County and State, DAVID H. CLIMER AND REBECCA S. CLIMER, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Beaufort, South Carolina, this 26th day of March, 2018.

* _____

Notary Public

My Commission Expires: August 12, 2024

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document executed and authenticated according to the law of Tennessee

State of Tennessee
County of Williamson

Personally Appeared before me Lisa S. Allard, a notary public for this county and State Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct.

_____

Lisa S. Allard, Notary

my commission expires
9/29/2021

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY