THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180616777

Bill Garrett Davidson County
Batch# 124391 **DEEDWARR**
08/03/2018 10:09:43 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20180803-0076295

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $215,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of August, 2018.

Notary Public
My Commission Expires: 1/29/20

APRIL GRISHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES JANUARY 29, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Pamela S. Krueger	Churchill Mortgage Corporation	Tax Parcel ID No.
215 Cumberland Trace	761 Old Hickory Blvd. STE 400	073-16-0A-215.00 CO
Nashville TN 37214	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Laura E. Faison Clifton and Phillip E. Clifton, Wife and Husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pamela S. Krueger, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 215, as shown on the map entitled Cumberland Trace, of record in Plat Book 5200, page 724, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LAURA E. FAISON CLIFTON and PHILLIP E. CLIFTON, wife and husband, by deed from BRIAN G. FOSTER and ROGER DART LIVINGSTON, JR., of record in Instrument No. 20160701-0067518, dated June 28, 2016, said Register's Office.

The execution of this instrument is affected by the signature of Brenton Blackwelder as Attorney-in-fact for Laura E. Faison Clifton and Phillip E. Clifton which Power of Attorney is recorded in Instrument No. 20180803-0076293 and 20180803-0076294 Register's office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 073-16-0A-215.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 5200, Page 724, said Register's Office.

Rules and Regulations in Instrument No. 20151103-0112087, said Register's Office.
Sanitary Sewer Easement of record in Book 4373, Page 83, said Register's Office.

Right of Way Easement of record in Book 6113 Page 475, said Register's Office.

Conservation Easement of record in Instrument No. 20011024-0116288, said Register's Office.

Easement to Comcast of Nashville of record in Instrument No. 20130517-005098, said Register's Office.

This is improved property located at 215 Cumberland Trace Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of August, 2018.

Laura E. Faison Clifton

Laura E. Faison Clifton
By: Brenton Blackwelder Attorney in Fact
BY: Brenton Blackwelder, Attorney-in-Fact

Phillip E. Clifton

Phillip E. Clifton
By: Brenton Blackwelder, Attorney in Fact
BY: Brenton Blackwelder, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brenton Blackwelder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Laura E. Faison Clifton and Phillip E. Clifton and that he is authorized by Laura E. Faison Clifton and Phillip E. Clifton to execute this instrument on his behalf.

Witness my hand, at office, this 2nd day of August, 2018.

Kate Rosenthal

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018