Karen Y Johnson Davidson County
Batch# 142415 DEEDWARR
09/18/2018 11:45:30 AM 2 pgs
Fees: $13.00 Taxes: $923.15
20180918-0092514

WARRANTY DEED

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $249,500.00

Affiant

Subscribed and sworn to before me, this the 14th day of September, 2018.

Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lauren Taylor Gardner	New Owner	**181-02-0-B-022.00cc**
6703 Sunnywood Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Gina Clemmons, unmarried

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

Lauren Taylor Gardner, a single woman

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. 22 on the Plan of Section Two, Sugar Valley Place, a SP Development, of record in Instrument No. 20140721-0064617, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gina Clemmons, unmarried by Deed from Yazdian Development Group, Inc., a Tennessee corporation, of record in Instrument No. 20150501-0039535, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as shown in Instrument No. 20140721-0064617, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions for Sugar Valley Place, of record in Instrument No. 20140228-0017500, amended in Instrument No. 20141121-0107438, Register's Office for Davidson County, Tennessee, and By-Laws appended thereto. 3) General Warranty Deed executed by Gulf Interstate Gas Company to the Columbia Gas Systems, Inc., of record in Book 2875, page 299, Register's Office for Davidson County, Tennessee. 4) Subject to Right-of-Way Easement to Gulf Interstate Gas Company, of record ini Book 2203, page 579 and in Book 2241, page 11, 5) Easement for the flow of the waters of Mill Creek and the rights of the public therein. 6) Subject to the rights of the upper and lower riparian owners to the flow of the waters of Mill Creek free from diminution or pollution. 7) Changes to the Boundary of the subect property resulting from erosion or accretion caused by the flow of Mill Creek. 8) Title to that portion of the premises embraced within the bounds of any graves or graveyards, with all rights of Ingress and Egress thereon. 9) Subject to Storm Water Detention Agreement of record in Instrument No. 20040723-0038186, Register's Office for Davidson County, Tennessee. 10) Subject to Slope Easement contained in Instrument No. 20070725-0089276, Register's Office for Davidson County, Tennessee. 11) Taxed for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **6703 Sunnywood Drive, Nashville, TN 37211**

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 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 my/our hand(s) this **14th** day of **September, 2018.**

Gina Clemmons

Gina Clemmons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Gina Clemmons,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **September, 2018.**

Notary Public

My Commission Expires: 1/17/21

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY