WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 145099 DEEDWARR
09/25/2018 02:28:32 PM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20180925-0095035

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2018

Notary Public

MY COMMISSION EXPIRES: 10-6-21
(AFFIX SEAL)

DANIELLE IMBARATTO STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Eddie Zwan and Adam Zwan	SAME	181-3A-253
(NAME)	(NAME)	
7272 Santeelah Way		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20182471

For and 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 acknowledged, I/we, Brandon J. Clark and wife, Kayla M. Williams Clark, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Eddie Zwan, a married man, and Adam Zwan, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 74 on the plan of Section One, Phase One, Addition to Indian Creek Estates, a RS-10 Subdivision, Cluster Lot Option, a Planned Unit Development of record in Instrument 20060330-0035946, 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 Brandon J. Clark and Kayla M. Williams, by Warranty Deed from Ryan Carson and Meredith Carson, husband and wife, dated August 28, 2015 and filed of record in Instrument 20150902-0089619, Register's Office for Davidson County, Tennessee. Brandon J. Clark and Kayla M. Williams are now married. Kayla M. Williams is now known as Kayla Williams Clark.

Kayla M. Williams, Kayla M. Williams Clark and Kayla Williams Clark being one and the same person.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions and the By-Laws appended thereto, of record in Book 10752 , Page 553, Book 11033, page 509, Instrument 20000727-0074152, Instrument No. 20000727-0074153 and Instrument 20060523-0060562, Register's Office for said County, and to easements, setback lines, notes, conditions, stipulations, etc, and all other matters set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 7272 Santeelah Way, Antioch, TN 37013
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 14th day of September, 2018

Brandon J. Clark

Kayla M. Williams Clark

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Brandon J. Clark and Kayla M. Williams Clark, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th of September, 2018.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021