File Box 8

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34450-09-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00. Affiant Subscribed and sworn to before me this 1st day of October, 2018. Notary Public My Commission Expires:

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 24, 2018

WARRANTY DEED

Address New Owner: John McClellan, Jo Ella McClellan 5916 Hillsboro Pike Nashville, TN 37215	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 144 00 0 060 00

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, **William N. Clark, Jr. and wife, Anne H. Clark**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John McClellan and Jo Ella McClellan, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5916 Hillsboro Pike, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Y Johnson Davidson County
Batch# 148610 **DEEDWARR**
10/03/2018 02:09:07 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00

20181003-0098271

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28 day of September, 2018.

William N. Clark, Jr.

Anne H. Clark

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William N. Clark, Jr. and Anne H. Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of September, 2018.

Notary Public

My Commission Expires: 2/22/21

VICKI HERRING
My Commission Expires
February 22, 2021

VICKI HERRING NOTARY PUBLIC STATE OF ALABAMA

EXHIBIT "A"

Tract I

Land in Davidson County, Tennessee, being part of Lot No. 6 on the Plan of the W.W. Mooney Lands as of record in Minute Book 4, page 191, County Court of Davidson County, and described according to survey of William Collier Parrish, dated April 4, 1957, revised December 18, 1973, by James A. Hamilton, Jr., Surveyor and by survey of John Kohl, dated January 17, 1974, as follows:

Beginning at a spike in the center of a roadway said point being 643.2 feet eastwardly from the center line of Hillsboro Road as measured along the center line of said roadway: thence with the center of said roadway the following calls and distances: S 29 deg. 40' E 57.0 feet, S 25 deg. E 75 feet: S 29 deg. 30' E 60.0 feet, S 39 deg. 10' E 67.2 feet, and S 43 deg. 05' E 9.4 feet to a railroad spike; thence S 1 deg. 22' 57" W along the westerly boundary of Joseph W. Rowland, 376.34 feet to an iron pin the northerly boundary of Pritchett and Company; thence N 81 deg. 32' W 44.6 feet to a monument in the northeast corner of Lot 1 Otter Creek Estates; thence with the North boundary of said Lot 1, N 81 deg. 32' W 253.0 feet to a corner post and iron pin; thence with the East boundary of Hayes property N 24 deg. 35' E 261 feet to a large corner post; thence with the North boundary of Hayes, N 66 deg. 05' W 104.3 feet to an iron pin; thence N 25 deg. E 353 feet to the beginning.

Together with and subject to a common driveway serving the subject property and other properties for ingress and egress to and from Hillsboro Road and any obligations for the maintenance thereof as referenced in the deed of record in Book 4575, page 546, and as more fully described in the deeds of record in Book 1118, page 112, and Book 2876, page 74, said Register's Office.

Being the same property conveyed to William N. Clark, Jr. and wife, Anne H. Clark by deed dated May 31, 2013 from Alicia Ann Greene, unmarried of record in Instrument No. 20130814-0085378, Register's Office for Davidson County, Tennessee.

Tract II

A tract of land in the 7th Civil District of Davidson County, Tennessee described according to a survey of the Gammache-Greene Subdivision by Crawford Land Surveying, dated November 20, 1992 and of record in Plat Book 7900, page 455, Register's Office for said County as follows:

Beginning at an iron pin comprising the southern-most corner of the David and Alicia Ann Greene property; thence N 19 deg. 23' 06" W, a distance of 152.54 feet to a concrete monument; thence N 25 deg. 40' 02" E, a distance of 150.00 feet to an iron pin: thence S 66 deg. 05' E a distance of 104.3 feet to a point; thence S 24 deg. 35" W a distance of 261.0 feet to the point of beginning.

Being the same property conveyed to William N. Clark, Jr. and wife, Anne H. Clark by deed dated September 14th, 2018 from Alicia Ann Greene, unmarried of record in Instrument No. 20180917-0091888, Register's Office for Davidson County, Tennessee.

TOGETHER WITH rights of ingress and egress to and from Hillsboro Road by and through a common driveway serving subject property as described in Book 1118, page 112, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 144 00 0 060 00.
2. All matters appearing on the Plan of record as Plat Book 7900, page 455, Register's Office for Davidson County, Tennessee.
3. Rights of others in and to a common driveway serving the subject property and other properties for ingress and egress to and from Hillsboro Road and any obligations for the maintenance thereof as referenced in the Deed of record in Book 1118, page 112, and Book 2876, page 74, Register's Office for Davidson County, Tennessee.
4. Easement for water line of record in Book 9576, page 198, said Registers Office.
5. Title to that portion of the premises embraced within the bounds of a private road.