Karen Y Johnson Davidson County
Batch# 148762 DEEDWARR
10/04/2018 08:30:42 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20181004-0098449

WARRANTY DEED

HUDSON LEWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JANUARY 19, 2022

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-081068

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert Clyde Johnston and Lauren Avery Johnston	New Owner	
(NAME) 426 Grayson Drive	(NAME) 426 Grayson Drive	115-13-0-014.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Ten Thousand And No/100 Dollars ($510,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MONICA MARIE CLARKE, MARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT CLYDE JOHNSTON AND LAUREN AVERY JOHNSTON, HUSBAND AND WIFE, 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 820 on the Revised Plan of a portion of West Meade Farms, Inc., Section IX, a resubdivision of Lots 808 through 811 and 815 through 822 on the Plan of West Meade Farms, Inc., Section IX, as of record in Plat Book 2663, Page 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carolyn Gail Pellegrino, unmarried by Warranty Deed from Jeremy Thomas Luckin and wife, Joyce E. Luckin, of record in Book 10249, page 737, Register's Office for Davidson County, Tennessee, dated October 25, 1996 and recorded on November 05, 1996. The said Carolyn Gail Pellegrino died intestate on September 27, 1998, and pursuant to the laws of intestate succession in the State of Tennessee, her interest in the subject property vested in her daughter, Monica Fox, as her sole heir at law, as evidenced by Affidavit of Heirship recorded on October 29, 1998 in Book 11176, Page 603, Register' s Office for Davidson County, Tennessee.

Being the same property conveyed to William O'Dell Clarke by Quitclaim Deed from Monica P. Fox, now known as Monica Maria Clarke, a one-half undivided interest, of record in Instrument No. 20001020-0103976, Register's Office for Davidson County, Tennessee, dated October 17, 2000 and recorded on October 20, 2000.

Being the same property conveyed to Monica M. Pellegrino (formerly Monica Maria Clarke) by Quitclaim Deed from William Odell Clarke, of record in Instrument No. 20060314-0029062, Register's Office for Davidson County, Tennessee, dated March 14, 2006 and recorded on March 14, 2006.

Monica M. Pellegrino is now known as Monica Marie Clarke.

Steve Triplett, spouse of Monica Marie Clarke, joins in this conveyance to convey any marital interest in said property, if any.

unimproved ☐

This is improved ☒ property, known as 426 Grayson Drive, Nashville, TN 37205
(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 we do covenant with 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Monica Marie Clarke, married this 1st day of October, 2018.

Monica Marie Clarke

Steve Triplett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1st day of October, 2018, before me personally appeared Monica Marie Clarke and Steve Triplett, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of October, 2018.

Notary Public

My Commission Expires: 5/13/2020

(SEAL)

