Karen Y Johnson Davidson County
Batch# 149366 DEEDWARR
10/05/2018 09:06:16 AM 2 pgs
Fees: $13.00 Taxes: $1,357.90
20181005-0098971

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 091060J00100 CO

NAME & ADDRESS OF NEW OWNER:
Aaron Michael Havill
5711 Morrow Road
Nashville, TN 37209

SEND TAX BILLS TO:

NEW OWNER

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **RACHAEL CLARK, A MARRIED WOMAN NOW KNOWN AS RACHAEL WADE,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **AARON MICHAEL HAVILL, AN UNMARRIED MAN,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING Unit A, of the Declaration of Covenants, Conditions and Restrictions for 5711 Morrow Road Townhomes, as shown by Master Deed appearing of record in Instrument No. 20141027-0098637, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Rachael Clark, a single woman, by Warranty Deed from Nashville Intown Development Co., LLC, dated July 17, 2015, appearing of record in Instrument No. 20150724-0073072, of the Register's Office of Davidson County, Tennessee. Rachel Clark having since married and is now known as Rachel Wade. This property is not now, nor has it ever been a marital residence for the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 5711 Morrow Rd., Nashville, TN, 37209.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2018 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 27th day of September, 2018.

Rachael Wade

Rachael Wade

Rachael Clark

Rachael Clark

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Rachael Clark FKA NKA

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Rachael Wade, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 27th day of September, 2018.

KRDodd

NOTARY PUBLIC

KAYLA L DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 05-15-2021
RUTHERFORD COUNTY

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $367,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 27 day of September, 2018.

NOTARY PUBLIC

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

My Commission Expires: _____

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