RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810991

Karen Y Johnson Davidson County
Batch# 150067 **DEEDWARR**
10/09/2018 10:06:44 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50

20181009-0099916

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

AFFIANT

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2018.

NOTARY PUBLIC

My commission expires: 11/3/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katy Pflug and Brandon Pflug 2903B Davis Street Nashville, TN 37216	Same address as new owner	071 10 1C 002.00CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Ninety Five Thousand and 00/100 Dollars ($395,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CLARK & HUDDLESTON PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KATY PFLUG AND BRANDON PFLUG, wife and husband**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B of Homes at 2903 Davis Ave., a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in Declaration of Covenants, Conditions and Restrictions for Homes at 2903 Davis Ave., a Horizontal Property Regime with Private Elements, of record at Instrument No. 20171204-0123341, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more accurate description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 2903 Davis Ave., a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20171204-0123341, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Clark & Huddleston Properties, LLC, a Tennessee limited liability company, by Warranty Deed from John Thomas Berry, II, Martha Kathleen Berry and Margaret Priscilla Berry Burchett, Heirs at Law of Martha g.

Berry, deceased, dated August 31, 2017 and recorded at Instrument No. 201709210096794, Register's Office for Davidson County, Tennessee.

Previously being a part of the same property conveyed to John T. Berry and wife, Martha G. Berry by deed from R. Lloyd Scobey and wife, Corinne S. Scobey, dated 12/15/1963, recorded 12/31/1963, of record in Book 3672, Page 616, said Register's Office. The said John T. Berry having since died on december 5, 1990, leaving Martha G. Berry as surviving tenant by the entirety. The said Martha G. Berry having since died on April 2, 1999 and by Affidavit of Inheritance of record in Instrument No. 201708240087105, said Register's Office, her sole heirs at law are John Thomas Berry, II, Martha Kathleen Berry (a/k/a Martha K. Doss) and Margaret Priscilla Berry Burchett.

The address of the herein described property is believed to be 2903B Davis Street, Nashville, TN 37216, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

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

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 26th day of September, 2018.

CLARK & HUDDLESTON PROPERTIES, LLC



BY: TODD HUDDLESTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Todd Huddleston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is an Authorized Agent of Clark & Huddleston Properties, LLC, and that as such authorized agent, he executed the within instrument for the purposes therein contained..

WITNESS my hand and seal, this the 26th day of September, 2018.



Shannon ONeill
Notary Public

Shannon ONeill
Printed Notary Name

My commission expires: 11/3/18