WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 154604 DEEDWARR
10/29/2018 09:15:47 AM 2 pgs
Fees: $13.00 Taxes: $1,442.63

20181029-0106623

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$389,900.00.**

Tina M. Clemons
Affiant

Subscribed and sworn to before me this 26th day of October, 2018.

Notary Public
My Commission expires: 02/10/2021
(Affix Seal)

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tina M. Clemons	Wilson Bank & Trust Mortgage Center	075-16-0A-035.00CO
5036 Walden Woods Drive	1436 W. Main Street	
Hermitage, TN 37076	Lebanon, TN 37087	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Randall C. Forsha and Kerri T. Forsha, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tina M. Clemons and Matthew Clemons, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 14 on the plan of Phase 2-B, Walden Woods, of record in Instrument Number 20010226-0017620, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Randall C. Forsha and wife, Kerri T. Forsha, by deed from Frank Batson Homes, Inc., on December 1, 2003, of record in Instrument Number 20031203-0173842, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Instrument Number 20010226-0017620 Book , page , Register's Office Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11244, page 105; Book 11244, page 120; and Instrument Number 20060321-0032040, Register's Office for Davidson County, Tennessee.

Easement of record in Book 11258, page 790, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5036 Walden Woods Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this October 26, 2018.

Randall C. Forsha

Kerri T. Forsha

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Randall C. Forsha and Kerri T. Forsha** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 26, 2018

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY