This Instrument Prepared by: AND RETURN TO:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Brandy Clinard & Christopher Clinard
3564 Albee Drive
Hermitage, TN 37076

SEND TAX BILL TO:
Quicken Loans, Inc.
1050 WOODWARD AVE.
DETROIT, MI 48226-1906

Karen Y Johnson Davidson County
Batch# 157364 **DEEDWARR**
11/07/2018 11:59:26 AM 2 pgs
Fees: $13.00 Taxes: $481.00
20181107-0110351

MAP/PARCEL 086-10-0-029.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John R. Clinard , hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Brandy Clinard and Christopher Clinard, wife and husband, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Chapelwood Subdivision, Section II of record in Plat Book 5200, Page 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 30 fronts 75.00 feet on the Easterly side of Albee Drive and extends back 118.78 feet on its Northerly line and 119.39 feet on its Southerly line to a line in the rear which measures 75.00 feet.Being the same property conveyed to John R. Clinard and wife, Valerie M. Clinard by Warranty deed from Richard M. Heard, unmarried of record in Book 6149, page 648, Register's Office for Davidson County, Tennessee, dated September 29, 1983 and recorded on October 03, 1983.

Being also known as 3564 Albee Drive Hermitage, Tennessee 37076.

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever.
Possession to be given 2nd day of November, 2018.

WITNESS MY HAND on this the 2nd day of November, 2018

John R. Clinard by Sherry Oliver as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherry Oliver, as attorney-in-fact for John R. Clinard, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she executed the within instrument as the free act and deed of the said John R. Clinard, the within named bargainor, for the purposes therein contained by virtue of a Specific Power of Attorney duly executed by the said John R. Clinard, and recorded simultaneously herewith in Instrument 20181107-0110350 of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at office on this the 2nd day of November, 2018.

Notary Public

Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $130,000.00.

AFFIANT

Subscribed and sworn to before me this the 2nd day of November, 2018.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 180798