WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 169997 **DEEDWARR**
12/04/2018 02:22:44 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20181204-0118325

File No.: ALW-18-4903

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 09/22/2021

(AFFIX SEAL)

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLEAR CREEK RENTALS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY	NEW OWNER	10303018900 AND 10303022000
(NAME)	(NAME)	
1612 WESTGATE CIRCLE, STE 122		
(ADDRESS)	(ADDRESS)	
BRENTWOOD, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **PATRICIA A. OGLE, A** Single **WOMAN,** herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CLEAR CREEK RENTALS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, described as follows:

Tract No. 1: Being part of the E. A. Elam 5-acre tract of land in Davidson County, Tennessee, described as follows:

Beginning on the Southerly margin of Wyoming Avenue, formerly 6th Street, 200 feet East of the Easterly margin of 50th Avenue North, as extended; thence with the Southerly margin of Wyoming Avenue Easterly 50 feet; thence Southerly and parallel with 50th Avenue North 150 feet; thence Westerly 50 feet; thence Northerly 150 feet to the beginning.

Tract No. 2: A lot of land in West Nashville, being part of the E. A. Elam 5-acre tract and described as follows:

Beginning at a point 150 feet South of the Southerly margin of Wyoming Avenue, formerly 6th Street, and 200 feet East of the Easterly margin of 50th Avenue North, extended, said point being the Southwest corner of a lot previously conveyed to J. R. Crisp and wife, and running thence Southwardly 102 feet to the line of the Sylvan Park School property; thence Eastwardly with said property line 120 feet; thence, at right angles, Northwardly 102 feet to the Southeast corner of lot sold to M. A. Bernard; thence Westerly with Bernard & Crisp lines 120 feet to the beginning.

Being the same property conveyed to Patricia A. Ogle, a single woman by Warranty Deed from Cecil A. Baker and wife, Evonn H. Baker, recorded on the 26th day of September, 1983 in Deed Book 6143, Page 921, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4903 Wyoming Avenue, and 0 Wyoming Avenue, Nashville, TN 37209
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this 29th day of November, 2018.

Patricia A. Ogle

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia A. Ogle, a single woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of November, 2018.

Notary Public
My Commission Expires: 5/5/20

(SEAL)

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171