THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Y Johnson Davidson County
Batch# 171227 DEEDWARR
12/06/2018 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $751.84
20181206-0119072

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Spencer William Bain and 641 Lake Terrace Drive Nashville, TN 37217	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham AL 35244	136-14-0-061

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Ronald Edwin Clark and wife, Estella Lane Clark**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Spencer William Bain, unmarried man**, hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 139, on the Plan of Section 1, Castlegate, of record in Plat Book 4460, at page 115, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ronald Edwin Clark and wife, Estella Lane Clark, by Warranty Deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington D.C., of record on September 4, 1990, at Book 8188 Page 442, Davidson County Register of Deeds.

This is improved property known as 641 Lake Terrace Drive Nashville, Nashville, TN 37217.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and

representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 3 **day of** December, **2018:**

Ronald Edwin Clark

Estelle Lane Clark

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ronald Edwin Clark and Estelle Lane Clark,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that **Ronald Edwin Clark and Estelle Lane Clark** executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3 day of December, 2018:

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $203,200.00:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 3rd DAY OF December, 2018:

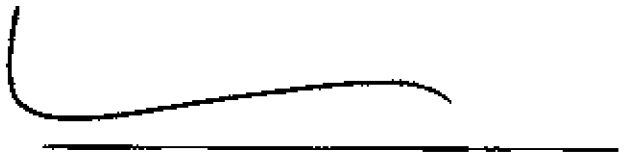
Notary Public

My Commission Expires: 4/13/22

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

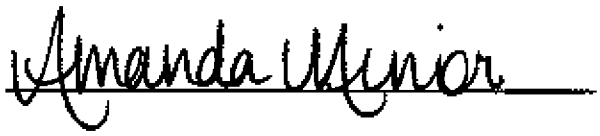
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

