This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #24282.2018

Karen Y Johnson Davidson County
Batch# 172050 DEEDWARR
12/10/2018 10:21:30 AM 4 pgs
Fees: $23.00 Taxes: $702.63
20181210-0119918

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Zachary Koffler 801 Hillview Heights Unit 211 Nashville, TN 37204	Same	105 14 O I 017.00 CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, we **David L. Clark, Co-Trustee and Valerie Cathell Clark,** in our capacity as **Co-Trustees of the Clark Family Revocable Trust dated 7/10/18**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Zachary Koffler** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee and being Unit No. 17 on the Horizontal Property Regime for Studio 1 Lofts Condominiums as recorded in the Declaration of record in Instrument Number 20140715-0062248, Register's Office of Davidson County, Tennessee to which reference is hereby made for a more comlete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Declaration.

Being the same property conveyed to David L. Clark and Valerie Cathell Clark, as Co-Trustees under the Clark Family Revocable Trust dated July 10, 2018 by Quitclaim Deed from Village South #801 Hillview Heights, LLC, a Tennessee limited liability company and being of record in Instrument Number 20180711-0067211, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2018 property taxes are a lien and are now due and payable and are being paid simultaneously with the recording of this instrument.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Agreement of dedication of easement for sanitary sewers and/or storm drainage to Metropolitan Nashville Government of record in Book 4166, Page 14, said Register's Office.
5. Declaration of Studio 1 Lofts Condominiums of homeowners association of record in Instrument Number 20140715-0062248, said Register's Office.
6. Charter of Studio 1 Lofts homeowners association of record in Instrument Number 20140715-0062247, said Register's Office.

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, his heirs and assigns, forever;

AND the Grantors covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND the Grantor further covenants and binds themselves in their capacity as trustees, their successor and assign, 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.

This is property is known as: 8001 Hillview Heights, Unit 208, Nashville, TN 37204

Executed on this 7th day of December, 2018.

The Clark Family Revocable Trust
dated July 10, 2018

BY: _____
David L. Clark, Co-Trustee

By: _____
Valerie Cathell Clark, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared to me known, or proved to me on the basis of satisfactory evidence, David L. Clark and Valerie Cathell Clark and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustees of the Clark Family Revocable Trust dated 7/10/18, and are authorized by the Clark Family Revocable Trust dated 7/10/18 or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the Clark Family Revocable Trust dated 7/10/18.

Witness my hand this 7th day of December, 2018.

Notary Public

My Commission Expires: 6-30-19

Thomas N. Jones
State of Tennessee
Notary Public
County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $189,900.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 7th day of December, 2018.

Notary Public

My Commission Expires: 6-30-19

State of Tennessee Notary Public

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 08/07/2022

