398

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2729

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of December, 2018

Notary Public

Commission Expires: 5-2-22

A C HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Erica Clanton 7708 Porter House Drive Nashville, TN 37211	Owner	173-09-0A-068.00-CO

Karen Y Johnson Davidson County
Batch# 179541 DEEDWARR
01/02/2019 11:35:03 AM 2 pgs
Fees: $13.00 Taxes: $973.10
20190102-0000288

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Brandon Thomas Sory, unmarried and Lilly Sory, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erica L. Clanton, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Revision One, Section Two, Lenox Village of record in Plat at Instrument No. 20020731-0091872 (amending plan of record in Instrument No. 200207050081261), Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brandon Thomas Sory, unmarried and Lilly Rachels, unmarried and Scott Wunderlich Rachels, married, tenants in common with rights of survivorship by Warranty deed from Karna K. Johanson, now known as Karna Lynn, a married woman of record in Instrument No. 20130613-0060373 Register's Office for Davidson County, Tennessee, dated June 07, 2013 and recorded on June 13, 2013.

Being the same property conveyed to Brandon Thomas Sory and Lilly Sory, husband and wife by Quitclaim deed from Brandon Thomas Sory, Lilly Rachels and Scott Wunderlich Rachels of record in Instrument No. 20160920-0099079 Register's Office for Davidson County, Tennessee, dated August 18, 2016 and recorded on September 20, 2016. Brandon Thomas Sory and Lilly Sorry having since divorced per docket No. 47609 in the Chancery Court for Williamson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7708 Porter House Drive, Nashville, TN 37211.

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 so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of December, 2018.

Brandon Thomas Sory

Lilly ~~Sorry~~ Sory

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brandon Thomas Sory and Lilly ~~Sorry~~** Sory with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of December, 2018.

Notary Public
My Commission Expires: _____

(Notary Seal)

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON