393

WARRANTY DEED

Karen Johnson Davidson County
Batch# 195117 DEEDWARR
02/13/2019 02:48:00 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20190213-0013622

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12TH DAY OF February, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/8/22

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy Stroup and Barbara Stroup	Pinnacle Bank	
(NAME) 658 Devon Drive	(NAME) 150 3rd Ave. South #900	146-15-0-041.00
(ADDRESS) Nashville, TN 37220	(ADDRESS) Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **WAYNE ASHLEY CLENDENEN, MARRIED AND WILLIAM HOWARD CLENDENEN, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMY STROUP, AN UNMARRIED WOMAN AND BARBARA STROUP, A MARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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:

Lot No. 112 on the Plan of Haileywood Estates, Section VI, as of record in Book 2331, Page 158, Register's Office for said County.

Said Lot No. 112 fronts 130 feet on the Westerly side of Devon Drive and runs back between lines, 267.1 feet on its Northerly line and 283.6 feet on its Southerly line which is a broken line, to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed by Warranty Deed from George E. Griggs, Jr., unmarried and Anna J. Griggs, unmarried to Fred A. Clendenen and wife, Emma P. Clendenen, as recorded on the 1st day of April, 1959 in Deed Book 2883, Page 379, in the Register's Office of Davidson County, Tennessee. Fred A. Clendenen died on June 3, 2003 leaving Emma P. Clendenen as sole surviving Tenant by the Entirety. Emma P. Clendenen died testate on January 9, 2015. Wayne Ashley Clendenen and William Howard Clendenen are the beneficiaries under the Will of Emma P. Clendenen, probated under Docket No. 15P1407, in the Seventh Circuit Court for Davidson County, Tennessee.

This was never the principal place of residence for Wayne Ashley Clendenen.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 658 Devon Drive, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (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 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 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 hand this 12 day of February, 2019

WAYNE ASHLEY CLENDENEN

WILLIAM HOWARD CLENDENEN

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 Wayne Ashley Clendenen and William Howard Clendenen, the bargainors, 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 this 12 day of February, 2019.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Notary Public