Karen Johnson Davidson County
Batch# 211700 DEEDWARR
03/29/2019 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20190329-0028608



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of March, 2019.

Notary Public

My commission expires: 11/17/19

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Dale Hirschfield and Erika Amstadt Hirschfield	Dale Hirschfield and Erika Amstadt Hirschfield	117-03-0H-149.00-CO
2600 Hillsboro Pike Unit 149	18130 Breckenridge Blvd.	
Nashville, TN 37212	Orland Park, IL 60467	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Matthew Clint Clifton, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Dale Hirschfield and Erika Amstadt Hirschfield, husband and wife

(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, being Unit No. 149-E and Garage G-91 on the Plan of The Enclave at Hillsboro Village, as established by and shown as Exhibit "C" to the Master Deed of record in Instrument No. 20051005-0119789; amended in Instrument No. 20060210-0016562; and amended in Instrument No. 20060919-0116052, in the 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 Matthew Clint Clifton by Special Warranty deed from Nashville Enclave, L.P., a Texas Limited Partnership (F/K/A Nashville Enclave Apartments, L.P, A Texas Limited Partnership of record in Instrument No. 20060927-0119677 Register's Office for Davidson County, Tennessee, dated September 19, 2006 and recorded on September 27, 2006. Matthew Clint Clifton having since married, Marisa Clifton, joins in the conveyance of the subject property for marital interest.

Being also known as 2600 Hillsboro Pike Unit 149 Nashville, TN 37212.

SP 11/2015

This is X improved ☐ unimproved property known as **2600 Hillsboro Pike Unit 149, Nashville, TN 37212.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, 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.

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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the ~~29th~~ 28th day of March, 2019.

Matthew Clint Clifton

Marisa Clifton

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Matthew Clint Clifton and Marisa Clifton, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this ~~29th~~ 28th day of March, 2019.

Notary Public
My Commission Expires: 9-30-2019

SolomonParks File No. 19-000068-529

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires September 30, 2019

SP 11/2015

TRUE COPY CERTIFICATION

I, Kellie L. Parsons, 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 the law.

Kellie L. Parsons

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me Lisa K. R. Wagner, a notary public for this county and state, Kellie L. Parsons, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa K R Wagner

My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY