THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-25720

Karen Johnson Davidson County
Batch# 213139 **DEEDWARR**
04/03/2019 09:25:05 AM 2 pgs
Fees: $13.00 Taxes: $4,995.00

20190403-0030039

J. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **1,350,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF March, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin J. Polly and Erin N. Palmer	NEW OWNER	
3804 Whitland Avenue		10409016900
Nashville, TN 37205		
(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, **W. Scott Clark and Nancy E. Clark, Trustees of the Clark Trust dated November 23, 2016,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin J. Polly and Erin N. Palmer, husband and wife,**

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 the Westerly 50 feet of Lot No. 16 and the Easterly 15 feet of Lot No. 15 in Block "D" on the Plan of The Whitland Realty Company's Plan of record in Book 332, Page 141, in the Register's Office for Davidson County, Tennessee.

Said parts of said Lots front together 65 feet on the Northerly side of Whitland Avenue and extend back between parallel lines 200 feet to a line.

Together with all their right, title and interest in and to the gravel driveway adjacent to the above described premises on the Westerly side thereof, which has been used as a common driveway for the premises herein conveyed and the adjoining premises, as described in the decree of the Chancery Court of Davidson County, Tennessee, of record in Book 5377, Page 266, said Register's Office, but without warranties as to said driveway.

Being the same property conveyed to W. Scott Clark and Nancy E. Clark, Trustees of the Clark Trust dated November 23, 2016 by Special Warranty Deed from W. Scott Clark and wife, Nancy E. Clark, owning the below mentioned real property as tenants by the entirety of record in Instrument No. 20161215-0131618, Register's Office for Davidson County, Tennessee, dated November 23, 2016 and recorded on December 15, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **3804 Whitland Avenue, Nashville, TN 37205.**

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 our hands this the 29 day of March, 2019.

The Clark Trust dated November 23, 2016

BY: W. Scott Clark Trustee
W. Scott Clark, Trustee

BY: Nancy E. Clark, Trustee
Nancy E. Clark, Trustee

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 **W. Scott Clark and Nancy E. Clark, Trustees of the Clark Trust dated November 23, 2016,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE