THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190419972** Karen Johnson Davidson County Batch# 221805 DEEDWARR 04/25/2019 08:15:03 AM 2 pgs Fees: $13.00 Taxes: $2,405.00 20190425-0037906	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me, this 24th day of April, 2019. Notary Public My Commission Expires: HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: George Morris Clements, Trustee of the George Morris Clements GST-Exempt Trust 2621 5th Street Boulder, CO 80304	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-04-112.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles Bruce Hughes, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **George Morris Clements, Successor Trustee of the George Morris Clements GST-Exempt Trust,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 41 and 42 on the plan of Clearview, of record in Book 843, Page 8, Register's Office for said County.

Said Lots Nos. 41 & 42 front together 167 feet on the Northwesterly margin of Crescent Road and extend back 93.7 feet on the Southwesterly line and 150 feet on the Northeasterly line to a line in the rear, measuring 175 feet thereon.

Being the same property conveyed to Charles Bruce Hughes and Rebecca Anne Ray, husband and wife by Warranty Deed from Robert C. Blakey and wife, Jane B. Blakey, recorded on the 16th day of March, 1988 in Deed Book 7492, Page 326, in the Register's Office of Davidson County, Tennessee. Rebecca Anne Ray, now being deceased on May 28, 2014 in Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CLEARVIEW, as recorded in Plat Book 843, Page(s) 8.

This is improved property located at 719 Crescent Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of April, 2019.

Charles Bruce Hughes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Bruce Hughes, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of April, 2019.

Notary Public
My Commission Expires: _____

