THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-25882

Karen Johnson Davidson County
Batch# 238330 **DEEDWARR**
06/04/2019 09:57:05 AM 2 pgs
Fees: $13.00 Taxes: $3,533.50

20190604-0053056

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 955,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

WARRANTY DEED

PREPARED BY: BANKERS TITLE
RETURN T

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clark Trust	Pinnacle Bank	
47 Concord Park E	150 3rd Avenue S, Ste 1000	116080B04700CO
Nashville, TN 37205	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, **Benjamen Parker Miller and wife, Elizabeth Thomas Miller,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **W. Scott Clark and Nancy E. Clark, Trustees of the Clark Trust dated November 23, 2016,**

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. 47 on the Plan of Revision No. 2, Sugartree, Phase 2 of record in Plat Book 4860, Page 79 and 80, and amended in Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5072, page 165, Book 5084, page 960, Book 5121, page 89, Book 5191, page 412, Book 5169, page 426, Book 5222, page 468 and Book 5238, page 93 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 Benjamen Parker Miller and spouse, Elizabeth Thomas Miller by Warranty deed from Lloyd H. Ramsey and spouse, Marie-Luise E. Ramsey of record in Instrument No. 20100602-0042403 Register's Office for Davidson County, Tennessee, dated May 28, 2010 and recorded on June 02, 2010.

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 **47 Concord Park E, 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 3rd day of June, 2019.

Benjamen Parker Miller

Benjamen Parker Miller

Elizabeth Thomas Miller

Elizabeth Thomas Miller

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 **Benjamen Parker Miller and Elizabeth Thomas Miller**, 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 3rd day of June, 2019.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON