THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520544** Karen Johnson Davidson County Batch# 238428 **DEEDWARR** 06/04/2019 11:26:51 AM 2 pgs Fees: $13.00 Taxes: $2,608.50 20190604-0053213	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $705,000.00. Affiant Subscribed and sworn to before me, this 31st day of May, 2019. Notary Public My Commission Expires: 3/28/22 KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Daniel Clark and Caroline Wilcox Clark, husband and wife 2612 W Linden Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-15-0-129.00

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, **William Moss Wilson, Jr., married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel E. Clark and Carolina W. Clark, husband and wife**, ("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 the Easterly half of Lot No. 8, on the Map of Sunset Park Subdivision as of record in Book 332, Page 132A, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 8 fronts 50.0 feet on the Northerly side of West Linden Avenue, formerly Sunset Avenue and runs back between parallel lines 162.45 feet, more or less, to a dead line, measuring 50.0 feet.

Being the same property conveyed by Quitclaim Deed from Gail Greil, married and mother of William Moss Wilson, Jr., being one and the same person as previously identified incorrectly as Gail Wilson, wife of William Moss Wilson, Jr. and mistakenly listed as a one of the grantees on deed of record in Instrument Number 20140833-0076875 to William Moss Wilson, Jr., married as recorded on the 25th day of April, 2016 in Instrument No. 20160425-0039877 and Warranty Deed from Thomas Smith, and wife, Maria F. Smith to William Moss Wilson, Jr. and wife, Gail Wilson as recorded on the 22nd day of August, 2014 in Instrument No. 20140822-0076875, in the Register's Office of Davidson County, Tennessee.

Mary Bridges joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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 SUNSET PARK SUBDIVISION, as recorded in Plat Book 332, Page(s) 132A.

FYI: Limited Power of Attorney recorded at Instrument No. 20140822-0076874.

This is improved property located at 2612 W Linden Avenue Nashville TN 37212

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 31st day of May, 2019.

William Moss Wilson, Jr.

Mary Bridges by: William Moss Wilson, Jr. Attorney in Fact
Mary Bridges
By: William Moss Wilson, Jr., Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Moss Wilson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Mary Bridges and that he is authorized by Mary Bridges to execute this instrument on her behalf.

WITNESS my hand, at office, this 31st day of May, 2019.

Notary Public

