Karen Johnson Davidson County
Batch# 242421 DEEDWARR
06/12/2019 10:43:22 AM 2 pgs
Fees: $13.00 Taxes: $1,006.40
20190612-0056368

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $212,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of June, 2019.

Notary Public

(Notary Stamp)

My commission expires: 2/25/20

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Joseph Eli Sadler and Jamie Sadler	Same as owner	**136-06-0-094.00**
276 Clearlake Drive W		
Nashville, TN 37217		

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

Clay Jarred Walker and Barbara Walker, husband and wife

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

Joseph Eli Sadler and Jamie Sadler, husband and wife

(hereinafter called the "Grantees"), their 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 Lot No. 327 on the Plan of Section Five, Priest Lake Park of record in Plat Book 4460, Page (s) 174, 175 and 176, 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 Clay Jarred Walker and Barbara Walker, husband and wife by Warranty deed from Mark Niznik and Sharon A. Wright, husband and wife of record in Instrument No. 20181003-0098119 Register's Office for Davidson County, Tennessee.

This is improved property known as **276 Clearlake Drive W, Nashville, TN 37217.**

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 Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have 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.

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.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 5th day of June, 2019.

Clay Jarred Walker

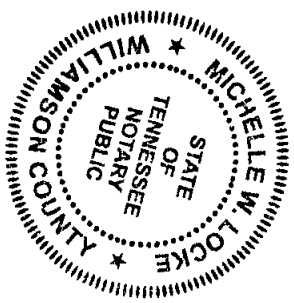
Barbara Walker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Clay Jarred Walker and Barbara Walker, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that 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 5th day of June, 2019.

Notary Public
My Commission Expires: 9/29/21



SolomonParks File No. 19-000174-525