THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 242666 **DEEDWARR**
06/13/2019 08:55:47 AM 2 pgs
Fees: $13.00 Taxes: $895.40

20190613-0056690

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $242,000.00

Affiant

Subscribed and sworn to before me, this 10 day of June, 2019.

Notary Public
My Commission Expires: 7/6/20

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Colton & Jesse Collins 1404 Clarke St Old Hickory, TN 37138	New Owner	Tax Parcel ID No. 053-03-0-238.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JORDAN S. KELLER, TRUSTEE OF THE CLARKE STREET REVOCABLE TRUST,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **COLTON COLLINS AND JESSE COLLINS, HUSBAND AND WIFE,** ("Grantees"), their 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 Lot No. 215, on the Plan of Section B, Village of Old Hickory (erroneously shown in prior deed as E. I. Du Pont de Nemours and Company's Subdivision), of record in Plat Book 1424, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to CLEMENTYNE RUCKER HOWARD, by deed from ROBIN FORD, AN UNMARRIED WOMAN, of record as Instrument No. 20151112-0114973, dated November 10, 2015, said Register's Office.

Being the same property conveyed to JORDAN S. KELLER TRUSTEE OF THE CLARKE STREET REVOCABLE TRUST, by quitclaim deed from CLEMENTYNE RUCKER HOWARD, of record as Instrument No. 20180202-0011048, dated February 2, 2018, said Register's Office.

This is improved property commonly known as: **1404 Clarke St Old Hickory, TN 37138**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, have 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 himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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 10th day of June, 2019.

CLARKE STREET REVOCABLE TRUST

By: _____, Trustee
Jordan S. Keller, Trustee

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JORDAN S. KELLER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustee of the **CLARKE STREET REVOCABLE TRUST**, and that he as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Trustee.

Witness my hand and seal, this 10th day of June, 2019.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

_____
Notary Public
My Commission Expires: _____

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-CL-19-1404