Please record and return to:
Freedom Title Services
116 Center Pointe Dr
Clarksville, TN 37040

WARRANTY DEED

Karen Johnson Davidson County
Batch# 243072 DEEDWARR
06/13/2019 11:35:17 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20190613-0056884

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

Subscribed and sworn to before me, this 10TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 11-15-21

(AFFIX SEAL)

SAEDRA BYARD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Learned An Unmarried Man	New Owner (NAME)	
7183 Lama Terra Drive (ADDRESS)	(ADDRESS)	016-00-0-193.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Retha R. Cloar Unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeffrey Learned An Unmarried Man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LOT 12, RIDGEVIEW ESTATES, SECTION TWO, PHASE I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 181, AMENDED IN BOOK 7298, PAGE 110 AND BOOK 7689, PAGE 171, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

SAID LOT NO. 12 FRONTS 120.00 FEET TO THE NORTHWESTERLY MARGIN OF LAMA TERRA DRIVE AND EXTENDS BACK 494.59 FEET ON THE SOUTHWESTERLY LINE AND 476.32 FEET ON THE NORTHEASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 150.00 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO REECE J. CLOAR AND WIFE, RETHA R. CLOAR, BY WARRANTY DEED FROM LAMA TERRA LIMITED, OF RECORD IN BOOK 7299, PAGE 72, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED JULY 13, 1987 AND RECORDED ON JULY 16, 1987. AND FURTHER BEING THE SAME PROPERTY CONVEYED TO TOMMY HUDDLESTON AND WIFE, PEGGY HUDDLESTON, BY WARRANTY DEED FROM REECE J. CLOAR AND WIFE, RETHA R. CLOAR, OF RECORD IN BOOK 7231, PAGE 924, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. AND ALSO BEING THE SAME PROPERTY CONVEYED TO REECE J. CLOAR AND WIFE, RETHA R. CLOAR, BY QUITCLAIM DEED FROM TOMMY HUDDLESTON AND WIFE, PEGGY HUDDLESTON, OF RECORD IN BOOK 7448, PAGE 107, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. AND FURTHER BEING THE SAME PROPERTY CONVEYED TO RETHA R. CLOAR, BY QUITCLAIM DEED FROM REECE J. CLOAR, OF RECORD IN INSTRUMENT NO. 20091105-0102613, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO THE TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7183 Lama Terra Drive, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 10th day of June, 2019.

Retha R. Cloar

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Retha R. Cloar married, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072