WARRANTY DEED

Karen Johnson Davidson County
Batch# 257538 DEEDWARR
07/16/2019 01:56:30 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20190716-0069553



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of July, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sheryl Rinehart	Sheryl Rinehart	084 07 0 006.00
(NAME)	(NAME)	
2712 Windemere Dr.	2712 Windemere Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Anne Margaret Clark, outright and free of trust**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sheryl Rinehart, unmarried**, 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, State of Tennessee, being more particularly described as follows:

Being Lot No. 61 on the Plan of Sunny Acres, Section 3, as of record in Book 2663, Page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 61 fronts 135 feet on the northerly side of Windemere Drive and extends back between parallel lines 299.7 feet to a dead line.

This conveyance is made subject to a ten foot easement for public utility purposes along rear line of premises, 150 foot building setback line from Windemere Drive, and conditions of owner's certificate as shown on plan of record in Book 2811, page 170.

Being the same property conveyed to Harry G. Clark, Jr. and wife, Margaret N. Clark by Warranty Deed from A.B. Ivey and wife, Doris C. Ivey dated August 11, 1959 and recorded August 21, 1959 in Book 2956, Page 321, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harry G. Clark, Jr. and wife, Margaret Nolen Clark, Trustees U/A/D June 11, 1998 of the Clark Joint Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto by Quit Claim Deed from Harry G. Clark, Jr. and wife, Margaret N. Clark, individually dated June 11, 1998 and recorded June 17, 1998 in Book 10980, Page 798, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harry G. Clark, Jr., Trustee, Survivor's Trust, U/A/D June 11, 1998 (and Restated February 18, 2000) of the Clark Survivor's Trust and any Successors in Trust, and any amendments thereto by Quit Claim Deed from Harry G. Clark, Jr., Trustee, U/A/D June 11, 1998 (and Restated February 18, 2000) and any amendments thereto dated September 28, 2006 and recorded December 08, 2006 as Instrument No. 20061208-0151872, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Anne Margaret Clark, outright and free of trust by Quit Claim Deed from Cumberland Trust and Investment Company, in its capacity as Trustee of the Harry G. Clark, Jr. and Margaret Nolen Clark Trust dated June 11, 1998, as amended and restated by subsequent amendments dated July 12, 2012 and recorded July 31, 2012 as Instrument No. 20120731-0067484, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2712 Windemere Dr., Nashville, TN 37214

File Number: MTJ-1905491SSO

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 15th day of July, 2019

Anne Margaret Clark

Anne Margaret Clark

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Anne Margaret Clark, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of July, 2019.

Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2023

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

File Number: MTJ-1905491SSO