THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Karen Johnson Davidson County
Batch# 266463 DEEDWARR
03/05/2019 09:10:43 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20190805-0077058

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Chad Clark and Erica Turner 7557 Watervale Drive Nashville, TN 37221	LoanDepot.com, LLC 26642 Towne Centre Drive Foothill Ranch CA 92610	126-16-0A-578.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Thomas Huskey and Phyllise Huskey, husband and wife, and Mary Kristen Huskey, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Chad Clark and Kristin Clark, Husband and Wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 243, on the Plan of Riverwalk, Phase 4B, of record in Instrument # Number 20060907-0110507, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas Huskey and Phyllise Huskey, husband and wife, by Warranty Deed from Celebration Homes, LLC, a Tennessee Limited Liability Company, of record on September 9, 2011, at Instrument No. 20110909-0070218, Davidson County Register of Deeds. Further being the same property conveyed to Thomas Huskey and Phyllise Huskey, husband and wife, and Mary Kristen Huskey, unmarried, by Quitclaim Deed from Thomas Huskey and Phyllise Huskey, husband and wife, filed of record on October 3, 2011, at Instrument No. 20111003-0076155, Davidson County Register of Deeds. Mary Kristin Huskey is the same person as Mary Kristen Huskey.

This property is commonly known as 7557 Watervale Drive, Nashville, TN 37221.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 2 **day of August, 2019**:

Phyllise Huskey
Phyllise Huskey

Thomas Huskey
Thomas Huskey

Mary Kristin Huskey
Mary Kristin Huskey

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 **Phyllise Huskey and Thomas Huskey and Mary Kristin Huskey,** 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.

Witness my hand and official seal, this 2 day of August, 2019:

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$350,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 29 DAY OF August, 2019:

Notary Public

My Commission Expires:

RUSSELL J MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 12, 2021