Karen Johnson Davidson County
Batch# 279320 DEEDWARR
09/03/2019 01:53:46 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20190903-0088573

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$220,000.00** (Two Hundred Twenty Thousand).

AFFIANT

Subscribed to and sworn before me this 30th day of August, 2019.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020
(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Ted Clark 206 25th Avenue East Seattle, WA 98112	First National Bank of Middle TN 1608 Williams Drive, Suite 301 Murfreesboro, TN 37129	082120A11100CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **REBECCA B. SWEENEY, UNMARRIED, INDIVIDUALLY AND AS ADMINISTRATRIX FOR THE ESTATE OF LAURA ELAINE MCCLUSKY F/N/A LAURA E. SWEENEY,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **TED CLARK, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 111 of East End Lofts Condominium established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated and under Master Deed Establishing East End Lofts Condominium of record in Instrument No. 20060803-0094710, as amended by First Amendment to Master Deed Establishing East End Lofts Condominium of record as Instrument No. 20061018-0129171 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "D" to said Master Deed and First Amendment to Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "E" to said Master Deed, as amended.

Being the same property conveyed to Laura E. Sweeney by deed from East End Lofts, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20090825-0079996, dated August 20, 2009 and recorded August 25, 2009, Register's Office for Davidson County, Tennessee. Laura Elaine McClusky and Laura E. Sweeney are one and the same person. Laura Elaine McClusky having since died 04/20/2019 intestate and being survived by her mother, Rebecca B. Sweeney. Intestate Estate being probated pursuant to Docket No. 19P1145 of the Circuit Court Probate Division of Davidson County, Tennessee, her mother, Rebecca B. Sweeney was appointed the Administratrix of the Estate of Laura Elaine McClusky also known as Laura E. Sweeney. Heirship Affidavit of record in Instrument No. 20190903-0088572 **Register's Office for Davidson County, Tennessee.**

Being also known as 926 Woodland Street, Unit 111, Nashville, Tennessee 37206.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **926 WOODLAND STREET #111** **NASHVILLE, TN 37206**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2019075300

WITNESS, this 30th day of August, 2019

Estate of Laura Elaine McClusky f/n/a Laura E. Sweeney

By: Rebecca B. Sweeney, Administratrix and Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of August, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Rebecca Sweeney** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Administratrix of the Estate of Laura Elaine McClusky f/n/a Laura E. Sweeney and in her capacity as such Administratrix, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 30th day of August, 2019.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of August, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Rebecca Sweeney** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30th day of August, 2019.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020