Karen Johnson Davidson County
Batch# 292267 DEEDWARR
09/27/2019 10:41:49 AM 2 pgs
Fees: $13.00 Taxes: $558.33

20190927-0098474

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 150,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2019

Notary Public

MY COMMISSION EXPIRES: 9/7/21

(AFFIX SEAL)

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT 07, 2021

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Constance L. Stark	New Owner	162-01-0B-018.00-C
(NAME)	(NAME)	
449 Claircrest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

IRMA V. FAIRWEATHER AND LAWRENCE CRAIG, JR., WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CONSTANCE L. STARK, A SINGLE WOMAN,

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, Tennessee, being Unit No. 18 on the Plan of Clairmont, Phase I, of record in Book 6050, Page 286, Register's Office for said County, to which plan reference was hereby made for a more complete description.

Being the same property conveyed to Irma V. Fairweather, a married woman by Deed dated August 1, 2015 from James K. Bentley, unmarried, recorded August 5, 2015, in Instrument Number 20150805-0078043, in the Official Records of Davidson County, Tennessee. The said Lawrence Craig, Jr., joins in this conveyance as to his marital interest in the subject property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 449 Claircrest Drive, Nashville, TN 37013

LT&E File #15974

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 my/our hand(s) this 26th day of September, 2019

Lawrence Craig, Jr.

Irma Fairweather

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of September, 2019, before me personally appeared Lawrence Craig, Jr. and Irma Fairweather, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of September, 2019.

Notary Signature
My commission expires: 11/14/21

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LT&E File #15974