THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190922627** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $625,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2019. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: David Grant Clark, Sr. and Carol C. Clark 1822 Lombardy Avenue Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-07-0-025.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Grant Clark, Jr. and Caroline Webb Clark, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **David Grant Clark, Sr. and Carol C. Clark, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Tract 1: Being the Easterly 75 feet of Lot No. 7 of Block "B" on the Map of Walter Stokes Home Place No. 1, as of record in Book 974 Page 92, of the Registers Office for said County. Said part of Lot No. 7 fronts 75 feet on the Northerly side of Lombardy Avenue and runs back between parallel lines 175 feet to a dead line.

Land in Davidson County, Tennessee, being Tract 2: Being the Westerly 25 feet on Lot No. 7 and the Easterly 8 feet of Lot 6, of Block B on the Map of Walter Stokes Home place, No. 1, of record in Book 974, Page 92, Register's Office for said County. Said parts of Lots 6 and 7 fronts 33 feet on the Northerly side of Lombardy Avenue and run back between parallel lines, 175 feet, more or less, to a dead line.

Being the same property conveyed to DAVID GRANT CLARK JR. AND CAROLINE WEBB CLARK, by deed from THANHNGA THI NGUYEN, of record in Instrument No. 20140602-0047342, dated May 29, 2014, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 117-07-0-025.00.

Matters shown on the Plan of record in Plat Book 974, page 92, said Register's Office.

This is improved property located at 1822 Lombardy Avenue Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

Karen Johnson Davidson County
Batch# 294450 DEEDWARR
10/02/2019 08:19:15 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50
20191002-0100281

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2019.

David Grant Clark, Jr.

Caroline Webb Clark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Grant Clark, Jr. and Caroline Webb Clark, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022